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San Antonio Housing Market Sees Price Gains Despite Sales Slowdown in March

San Antonio, TX – The San Antonio real estate market saw a continued slowdown in home sales during March, even as home prices posted modest gains, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 2,811 homes were sold last month, reflecting an 8% year-over-year (YoY) decrease, continuing the trend of reduced sales activity.

Despite fewer sales, both the median and average home prices rose. The median price increased to $315,499 (+2% YoY), while the average price climbed to $378,792 (+2% YoY), indicating ongoing demand in key price segments.

San Antonio's housing inventory continued to expand, offering buyers more selection. New listings rose to 4,942 (+6% YoY), while active listings reached 14,716 (+18% YoY). Pending sales, however, dipped by 7% YoY to 2,941, pointing to some hesitancy among buyers in response to ongoing affordability challenges.

"We're continuing to see a market environment where inventory is growing and prices remain steady," said Reagan Williamson, SABOR's 2025 Chair of the Board. "Buyers have more homes to choose from, and sellers must remain strategic with pricing to stand out in a more competitive landscape."

Key Market Highlights for March 2025

- Close to Original List Price: Homes sold at 93.6% of their original list price, reflecting slight negotiation flexibility.
- Days on Market (DOM): Homes averaged 87 days on the market, a 10% YoY increase.
- Price Per Square Foot: $176, representing a 1% YoY decrease.
- Months of Inventory: 5.09 months, suggesting the market is approaching balanced conditions.
- Average Residential Rental Price: $1,800, showing consistent rental demand.

Bexar County Market Trends

- **1,621 total sales**, a **5.2% YoY decrease**, aligning with the overall market trend.
- **Median home price**: **$275,000 (-2.8% YoY)**, reinforcing affordability compared to other major Texas metros.
- **Average price**: **$330,055 (+1.5% YoY)**, indicating relative price stability.
- **Days on Market**: **77 days**, slightly shorter than the overall San Antonio market.
- **Inventory**: **4.4 months**, suggesting increasing options for buyers.

Texas Real Estate Trends

Across Texas, home sales totaled 26,751 in March 2025, a 1% YoY decrease. The statewide average home price rose to $430,442 (+2.8% YoY), while the median price climbed slightly to $340,000 (+0.2% YoY). With 4.4 months of inventory and homes averaging 72 days on the market, the state overall remains more competitive compared to the San Antonio market.

SABOR Multiple Listing Service Report: March Home Sales Recap

	March 2023	March 2024	March 2025
Total Month Sales	3,129 homes	3,244 homes	2,811 homes
Average Price	$366,834	$370,824	$378,792
Median Price	$314,945	$310,223	$315,499

**Percentage increases/decreases are based on a year-over-year comparison.*
***The average home price is the total of all home prices divided by the number of homes, while the median home price is the middle value when all prices are ranked. The median is less affected by extremely high or low prices, making it a better indicator of the typical home price.*

About SABOR:
The San Antonio Board of REALTORS® is your primary resource when it comes to finding a REALTOR® and buying and selling in the San Antonio area. It is the largest professional trade association in San Antonio and represents more than 13,000 REALTOR® members. SABOR's membership services more than ten counties including Bexar, Bee, Atascosa, Frio, Karnes, Kendall, LaSalle, McMullen, Medina, Uvalde, and Wilson. SABOR is one of over 1,200 local boards and 54 state and territory organizations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR).

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