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According to San Antonio Board of REALTORS® March Housing Trends, 2022 Remains Strong for The San Antonio and Surrounding Area Housing Market

San Antonio – The housing market remains strong, according to March reports from the Multiple Listing Service Report for the San Antonio Board of REALTORS® (SABOR). The average home price saw a 19 percent increase from a year ago to \$374,168. Median prices increased to \$326,500, a 22 percent increase from 2021. The area saw a 1 percent increase in total closed sales with 3,522 homes sold. The month closed with 3,782 new listings, 4,258 active listings, and 3,432 pending sales. The price per square foot increased to \$183, a 24 percent increase from 2021. The average home stayed on the market for 34 days, a decrease of 11 days from 2021.

“As we close the first quarter of the year, we are seeing a gradual increase in new listings, active listings, and pending sales for the month,” said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. “Homes were on the market for 34 days, compared to 45 last year. The average and median prices of homes are also seeing an increase from what we saw this time last year.”

The San Antonio-New Braunfels MSA report showed March with a total of 3,490 closed sales, 3,796 new listings, and 3,359 pending sales. Days on the market went down to 35 days, compared to 45 days last March. The average price for a home in the area increased to \$373,815. The median price also increased to \$320,950 from \$265,000 last year.

In the month of March, Bexar County reported the average home price for the area increased 14.8 percent to \$341,564 and the median price increased 18.7 percent to \$302,900. In total, 2,462 homes were sold. That’s a 3.2 percent decrease from 2021. 100.8 percent of homes were sold for list price and the price per square foot increased to \$171.

Across Texas, 33,157 homes were sold in March, a 0.34 percent increase from 2021. The average home sales price increased 13.9 percent to \$394,472. The median price increased 19.2 percent to \$339,900. The price per square foot increased to \$187, a 20.6 percent increase from the previous year. March closed with 39,831 new listings, 34,859 pending sales, and 1.1 months of inventory. Across the state, homes spent an average of 35 days on the market, 9 less than in 2021. 101.1 percent of homes sold for its listing price in the month of March.

SABOR Multiple Listing Service Report: Home Sales Recap

	March 2020	March 2021	March 2022
Total Month Sales	3,029 homes	3,516 homes	3,522 homes (1% increase)
Average Price	\$275,695	\$316,971	\$374,168 (19% increase)
Median Price	\$268,500	\$268,500	\$326,500 (22% increase)

**Percentage increases are based on a year-over-year comparison.*

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 over 15,000 REALTOR® members. SABOR's membership services ten counties including Bexar, 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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