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According to the San Antonio Board of REALTORS®, home prices remain steady

San Antonio, Texas – for the month of October, the San Antonio Board of REALTORS® Multiple Listing Service (MLS) shows the average price of properties held steady with a year-on-year change of 0%, resting at \$379,206. Similarly, the median price remained consistent at \$319,420, demonstrating stability in the market values. The average residential rental stands at \$1,822, maintaining its competitive edge within the region. Despite a marginal 1% decrease year-on-year, the price per square foot remains attractive at \$180. Properties stayed on the market for an average of 66 days, marking a notable 47% increase from the previous year.

“The market is characterized by 4.4 months of inventory, reflecting a balanced but slightly increased supply,” said Sara Briseño Gerrish, SABOR’s 2023 Chair of the Board. “Moreover, with 93.5% close to the original list price, it indicates a continued alignment between listing and selling prices.”

In Bexar County, October numbers reveal a market holding its ground amidst changing trends. Despite an 11.4% year-on-year decrease in total sales, stability prevails in critical pricing aspects. The average price edges up by 0.5% to \$351,562, while the median price sees a slight 0.5% decline, resting at \$300,000. In comparison, Travis County reported a median price of \$540,000, Harris County \$320,000 and Dallas County at \$365,000.

In October, the Texas housing market showcased its adaptability amidst evolving trends, maintaining a solid foundation despite a 6.3% decrease in total sales. The market reflects stability in pricing with a 1.9% increase in the average price, now at \$416,127, while the median price witnesses a marginal 0.9% decrease, resting at \$335,000. Additionally, the price per square foot experiences a slight 0.7% year-on-year increase, settling at \$187. With properties spending an average of 52 days on the market and boasting an impressive 94.7% closeness to the original list price, the Texas housing sector remains robust.

SABOR Multiple Listing Service Report: October Home Sales Recap

	October 2021	October 2022	October 2023
Total Month Sales	3,266 homes	2,615 homes	2,378 homes
Average Price	\$354,454	\$377,721	\$379,206
Median Price	\$300,000	\$320,000	\$319,420

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

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