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According to the San Antonio Board of REALTORS®, MLS Report Reflects Steady Market Dynamics Amidst Evolving Real Estate Trends

San Antonio, Texas – The San Antonio Board of REALTORS® (SABOR) has released its latest monthly housing market report from the Multiple Listing Service (MLS). Despite a slight dip in total sales and pending listings in November, the market remains robust with increased listing and inventory levels.

The San Antonio area saw 2,207 transactions in November 2023, reflecting a 4% year-over-year decrease. Demonstrating consistent growth, the average price stands at \$375,845, marking a steady 2% year-over-year increase. Meanwhile, the median price maintained solidity at \$313,975, showcasing stability in the pricing spectrum. Experiencing a notable 35% year-over-year increase, properties spent an average of 70 days on the market, with the months of inventory holding at 4.5 months, maintaining a balanced market for buyers and sellers.

“The market’s resilience amid changing dynamics is evident through steady pricing trends, increased listings and a balanced inventory,” said Sara Briseño Gerrish, SABOR’s 2023 Chair of the Board. “While there’s a marginal decrease in total sales and pending listings, the market continues to offer opportunities across various segments.”

In Bexar County, the average price in November saw a 2.5% increase, reaching \$346,662, indicating sustained value appreciation. Meanwhile, the median price experienced a modest 1.7% decrease, resting at \$294,975. Metrics like the price per square foot also reflect a slight 1.1% decrease, landing at \$166. Properties spent an average of 65 days on the market, showcasing a swift turnover, while the inventory stands at 3.9 months, offering balanced options for buyers and sellers. In comparison, Travis County reported a median price of \$535,000, Harris County \$320,000 and Dallas County at \$375,000.

In the thriving Texas real estate landscape, the latest data showcases a resilient market with nuanced trends . The average price has seen a healthy 1.6% increase, reaching \$410,406, reflecting sustained appreciation in property values. Similarly, the median price and price per square foot have experienced slight but positive year-over-year increases of 0.3% and 0.7%, respectively, now standing at \$331,499 and \$184. Properties are seeing an average of 55 days on the market, demonstrating quick turnover, and with 3.7 months of inventory.

SABOR Multiple Listing Service Report: November Home Sales Recap

	November 2021	November 2022	November 2023
Total Month Sales	3,033 homes	2,293 homes	2,207 homes
Average Price	\$357,292	\$369,793	\$375,845
Median Price	\$301,000	\$314,900	\$313,975

**Percentage increases/decreases 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 more than 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).