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San Antonio sees decrease in median & average home prices, according to the San Antonio Board of REALTORS®

San Antonio – January 2024 saw 2,697 homes sold, an increase of 14% from the previous year, according to the

Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), which reports all areas contained within the MLS. Both average and median home prices saw a decline of 3% compared to 2023. Those prices were reported at \$348,961 and \$295,000, respectively. Residential rental saw a YoY decrease of 1% with an average price reported at \$1,785.

“The San Antonio area saw a slight uptick in the number of days homes stay on the market,” said Will Curtis, SABOR's 2024 Chair of the Board. “The days on the market (DOM) for February was 80, an 11% increase from 2023. The months of inventory (MOI) was reported at 4.3, similar to the last couple of months. To end February, we saw 4,011 new listings, 11,974 active listings and 2,634 pending listings.”

In Bexar County, there were 1,780 closed sales in February, a 6.3% increase from the same time a year ago. Average and median home prices declined by 2.9% and 3.2% - with prices reported at \$325,094 and \$280,615, respectively. Meantime, other major counties in the state also reported increases in median prices. Travis County increased by 5%, now at \$526,000. Dallas County saw an increase of 5.7% with a median price reported at \$370,000. In Harris County, the median price of a home is \$325,000, a slight spike of 5.2% from 2023.

Across Texas, an increase of 2.8% was recorded with 22,699 homes sold. Average and median home prices saw a modest increase of 3.6% and 1.8% respectively. Homes stayed on the market for an average of 67 days, with 3.5 months of inventory and 94.5% closing for their original list price.

SABOR Multiple Listing Service Report: February Home Sales Recap

	February 2022	February 2023	February 2024
Total Month Sales	2,748 homes	2,376 homes	2,697 homes
Average Price	\$356,807	\$359,126	\$348,961
Median Price	\$305,000	\$305,000	\$295,000

**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 over 13,000 REALTOR® members. SABOR's membership services ten counties