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San Antonio Real Estate Market Shows Year-End Growth, December 2024 Statistics Indicate Continued Stability

San Antonio, TX – The San Antonio real estate market wrapped up 2024 on a positive note, demonstrating resilience and consistent growth in December. According to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), December recorded 2,611 total sales, an 8% increase compared to December 2023.

The average home price reached \$374,209, while the median price stood at \$320,300, both reflecting a 2% year-over-year increase. Despite seasonal slowdowns typical for year-end, these figures highlight the sustained demand in the local housing market.

The market inventory remains healthy, with 3,169 new listings entering the market in December—a 14% increase compared to last year. Active listings also grew by 14%, reaching 143,334. However, pending listings saw a slight decline of 14%, with 1,851 transactions awaiting closure as the year came to a close.

"San Antonio's housing market continues to display impressive resilience," said Reagan Williamson, SABOR's 2025 Chair of the Board. "As we enter 2025 and watch market trends, the steady increase in home values, coupled with strong inventory levels, positions San Antonio as a vibrant and reliable market for buyers and sellers alike."

Key Market Highlights for December 2024

Close to Original List Price: Homes sold at an average of 93.4% of their original list price.

Days on Market: Homes averaged 79 days on the market, a 7% increase compared to last year.

Price per Square Foot: The average price per square foot held steady at \$176.

Months of Inventory: Inventory remains balanced at 4.54 months, indicating favorable conditions for both buyers and sellers.

Average Residential Rental Price: Rental prices reached \$1,802, highlighting continued demand in the leasing market.

Bexar County Market Trends

Bexar County recorded 1,720 total sales in December 2024. The average home price was \$347,500, and the median price was \$299,900. With homes spending an average of 68 days on the market, Bexar County remains a desirable location for buyers seeking affordability within Texas' metro areas.

Texas Real Estate Trends

Across Texas, total home sales for December 2024 amounted to 25,732, with an average price of \$425,809 and a median price of \$338,500. These statewide trends align closely with San Antonio's performance, underscoring the strength of the Lone Star State's real estate market.

SABOR Multiple Listing Service Report: November Home Sales Recap

	December 2022	December 2023	December 2024
Total Month Sales	2,475 homes	2,413 homes	2,611 homes
Average Price	\$373,465	\$368,294	\$347,209
Median Price	\$319,878	\$313,990	\$320,300

**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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