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San Antonio Housing Market Experiences Price Declines as Inventory Grows in April

San Antonio, TX – The San Antonio real estate market saw a slight dip in home sales and pricing during April, even as inventory levels continued to rise, according to the latest Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR). A total of 3,029 homes were sold in April, reflecting a modest 1% year-over-year (YoY) decrease.

Both the median and average home prices declined last month, suggesting a shift in buyer behavior and greater affordability in the market. The median home price dropped to $304,000 (–3% YoY), while the average price fell to $365,738 (–2% YoY).

At the same time, inventory gains continued to offer buyers more choices. New listings increased by 6% YoY to 5,114, while active listings climbed 19% YoY to 15,178. Pending sales, however, declined 13% YoY to 2,797, signaling ongoing buyer caution amid broader market shifts.

"April's numbers show a softening in prices but a strong increase in available homes," said Reagan Williamson, SABOR's 2025 Chair of the Board. "This means buyers have greater negotiating power, while sellers need to be more strategic about pricing and presentation to stand out."

Key Market Highlights for April 2025

- Close to Original List Price: Homes sold for 93.3% of their original list price, indicating some room for negotiation.
- Days on Market (DOM): Properties averaged 77 days on the market, remaining unchanged from last year.
- Price Per Square Foot: Declined to $174, a 3% YoY drop.
- Months of Inventory: Rose to 5.28 months, edging the market closer to balanced conditions.
- Average Residential Rental Price: Increased to $1,836, showing steady demand in the rental sector.

Bexar County Market Trends

In Bexar County, sales activity echoed broader regional patterns. A total of 1,964 homes were sold, a 4.4% YoY decline. The median price fell to $290,000 (–3.3% YoY), while the average price dropped to $341,742 (–3.4% YoY). The price per square foot also decreased to $166 (–2.7% YoY).

- Days on Market: 70 days, slightly quicker than the regional average.
- Inventory: 4.6 months, suggesting growing options for buyers.
- New Listings: 3,183
- Active Listings: 8,800
- Pending Sales: 1,837
- Close to Original List Price: 93.6%

Texas Real Estate Trends

Statewide, 28,063 homes were sold in April—a 3% YoY decrease. The average price edged up slightly to $435,142 (+0.3% YoY), while the median price dipped to $340,000 (–0.9% YoY). With homes spending an average of 64 days on the market and inventory at 5.0 months, Texas overall remains a competitive but slightly softening market.

SABOR Multiple Listing Service Report: April Home Sales Recap

	April 2023	April 2024	April 2025
Total Month Sales	2,901 homes	3,188 homes	3,029 homes
Average Price	$372,810	$378,171	$365,738
Median Price	$320,000	$310,000	$304,000

**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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