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According to the San Antonio Board of REALTORS®, December ends with a slight YoY decrease in sales

San Antonio, Texas – In December, the San Antonio Board of REALTORS® (SABOR) Multiple Listing Service (MLS) recorded a total of 2,410 sales, reflecting a 3% decrease compared to December 2022.

The average home price in December stood at \$373,797, with the median price mirroring this at \$319,113. Both figures remained stable with a 0% change, indicating a steady pricing environment in the San Antonio area. The month witnessed a 20% increase in Days on Market (DOM), with properties taking an average of 73 days to sell. The months of inventory stood at 4.3, suggesting a balanced market that accommodates both buyers and sellers.

“The SABOR MLS recorded a significant surge in new listings, with a 19% increase totaling 2,771, said Will Curtis, SABOR's 2024 Chair of the Board. “Active listings also saw a notable uptick, rising by 22% to reach 11,741. Pending listings remained steady with a 0% change, reflecting a consistent level of market activity.”

The breakdown of sales by price bracket reveals that 12% of sales were priced at \$199,000 and below, 70.4% fell within the \$200,000 - \$499,000 range, and 17.6% were priced at \$500,000 and above.

Despite a 4% year-over-year decrease in total sales, totaling 1,625 transactions, the Bexar County market demonstrates resilience and adaptability. The average home price in Bexar County stands at \$348,362, reflecting a marginal 0.2% year-over-year decrease, while the median price experiences a modest 1.1% decline, settling at \$297,250. The price per square foot also shows a measured adjustment with a 1.3% year-over-year decrease. In comparison, Travis County reported a median price of \$542,000, Harris County \$325,000 and Dallas County at \$365,000.

Across Texas, total sales reached 22,119, reflecting a 6.5% decrease year-over-year. Despite this decrease, the market remains robust, supported by a \$416,078 average price, marking a 3.6% increase, and a \$339,000 median price, demonstrating a 1.2% year-over-year increase. The price per square foot stands at \$184, representing a 2.0% year-over-year increase.

SABOR Multiple Listing Service Report: December Home Sales Recap

	December 2021	December 2022	December 2023
Total Month Sales	3,532 homes	2,475 homes	2,410 homes
Average Price	\$359,023	\$373,465	\$373,797
Median Price	\$305,000	\$319,878	\$319,113

**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).