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Total Home Sales in April Sees Double Digit Increase
San Antonio Board of REALTORS® Reports on Latest Housing Market Activity

San Antonio – Home sales in April in the San Antonio area shot up 17 percent year-over-year. According to the Multiple Listing Service (MLS) Report from the San Antonio Board of REALTORS® (SABOR), which reports on all areas contained within the MLS, a total of 2,848 homes were sold with a whopping 98 percent sold for list price. The month ended with 2,881 sales still pending and inventory remained low with a tight 3.4 months available. In addition, both the average and median home prices experienced modest increases, with the average rising two percent year-over-year to \$255,952 and the median price increasing three percent year-over-year to \$222,800.

“While it’s true that the low inventory means homes are high in demand, there are still many properties available for sale at a variety of price points,” said Lorena Peña, SABOR’s 2018 Chairman of the Board. “For those looking to buy, just know that you’ll need to be ready to make a quick decision. You can prepare by making sure you know your priorities and getting pre-approved.”

Homes in the mid-range of prices continued to make up just over half the market – 53.4 percent – while homes priced under \$200,000 accounted for 40.1 percent of the homes sold. The remaining 5.9 percent of the homes sold were those priced over \$500,000. April reported 8,870 active listings and 4,045 new listings available.

Meanwhile, home sales in Bexar County increased 15.3 percent year-over-year for a total of 2,107 homes sold. Both the average and median prices in the county experienced little year-over-year growth, with the average remaining consistent with last year for a price of \$242,045 and the median edging up just 1.8 percent year-over-year to \$208,500.

“With nearly 3,000 sales still pending at the end of April, we head into the beginning of the summer buying season with a healthy start and expect to keep seeing strong sales figures,” said Gilbert Gonzalez, SABOR’s Interim CEO. “Higher prices should encourage more owners to put their homes on the market, adding much needed supply to our inventory.”

In Texas, a total of 28,010 homes were sold in April, an 8.4 percent increase from last year. The average price of a home sold in the state rose 4.4 percent to \$286,500 while the median increased 3.6 percent to \$233,000.

SABOR Multiple Listing Service Report: Home Sales Recap

	April 2016	April 2017	April 2018
Total Month Sales	2,481 (4% increase)	2,443 (2% decrease)	2,848 (17% increase)
Average Price	\$234,575 (4% increase)	\$251,738 (8% increase)	\$255,952 (2% increase)
Median Price	\$199,400 (5% increase)	\$215,400 (8% increase)	\$222,800 (3% increase)

**Percentage increases are based on a year-over-year comparison.*

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About SABOR:

The San Antonio Board of REALTORS® is the largest professional trade association in San Antonio and represents over 10,500 REALTOR® members. SABOR’s membership services nine counties including Bexar, Atascosa, Frio, Karnes, Kendall, LaSalle, McMullen, Medina 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).