



For more information, contact:
 Suzanne Westrum
 Vice President of Communications and Marketing
 San Antonio Board of REALTORS®
 Office: 210-593-1200 ext. 136
 Suzanne@sabor.com
 www.sabor.com

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Demand for Homes Still High in San Antonio Area
San Antonio Board of REALTORS® Reports on Latest Housing Market Activity

San Antonio – For the fourth consecutive month, area homes sales have surpassed 3,000 total sales with August reporting 3,236 homes sold, a nine percent year-over-year increase. The average home price rose seven percent to \$267,661 while the median increased six percent to \$231,200, according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR), which reports on all areas contained within the MLS. Months of inventory continued to remain low with 3.7 months available.

“Inventory has remained at or below four months for around three years now, meaning we have been in a market favorable to sellers for quite some time,” said SABOR 2018 Chairman of the Board Lorena Peña. “However, that still shouldn’t deter buyers from jumping in. Just be ready to make a decision fast when you find the home you want. Get pre-approved, know what you’re willing to compromise on and work closely with your REALTOR® so you can see properties as soon as they are available.”

Homes spent just 53 days on the market in August, up from 49 days in July. Over 4,000 new listings hit the market in August and the month ended with 2,498 sales still pending.

Just over 57 percent of the homes sold in August were those priced between \$200,000 and \$500,000. Homes priced under \$200,000 made up 37 percent of the month’s sales while homes priced over \$500,000 accounted for nearly six percent of the homes sold in August.

Bexar County reported 2,311 home sales in August, a 5.9 percent year-over-year increase. The median price of a home sold in the county rose 6.8 percent to \$222,000 and the average price increased seven percent to \$259,123.

In Texas, total sales increased nearly 10 percent for a total of 31,870. The average price of a home sold in the state was \$293,530, a 5.4 percent year-over-year increase while the median price was \$239,000, a 4.4 percent increase.

SABOR Multiple Listing Service Report: Home Sales Recap

	August 2016	August 2017	August 2018
Total Month Sales	2,918 (13% increase)	2,957 (2% increase)	3,236 (9% increase)
Average Price	\$245,537 (4% increase)	\$251,168 (3% increase)	\$267,661 (7% increase)
Median Price	\$211,900 (7% increase)	\$218,900 (3% increase)	\$231,200 (6% 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).