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According to San Antonio Board of REALTORS® January Housing Trends, 2022 Started with a Bang for The San Antonio and Surrounding Area Housing Market

San Antonio – According to January reports, 2022 started with an increase in average and median home prices in the San Antonio metro area. The average price saw a 17 percent increase landing at \$351,226 according to the Multiple Listing Service Report for the San Antonio Board of REALTORS® (SABOR). Median prices saw a little larger increase of 18 percent to \$304,700. Even with these large increases the area only saw a decrease of 1 percent of total sales with 2,521 homes sold. The month closed with 3,169 new listings and 3,159 pending sales.

“2022 is starting with a bang with 99.5 percent of homes closing at list price and the average home sitting on the market for 35 days,” said Tracie Hasslocher, SABOR's 2022 Chairman of the Board. "We only saw a slight decrease in total sales but saw an increase in the number of pending sales at the close of the month."

Price per square foot increased to \$171 a 21 percent increase from 2021. The average home stayed on the market for 35 days, a decrease of 12 days from 2021.

Bexar County reported that the average price for the area increased 16.3 percent to \$325,059 and the median price increased to \$287,950, a 17.5 percent increase. 1,838 homes were sold, less than a 1 percent decrease from 2021. 98.9 percent of homes were sold for list price and the price per square foot increased to \$161.

Across Texas, the average home sales price increased to \$378,440, an increase of 16.9 percent, and the median price increased 18.9 percent to \$315,000. 23,536 homes were sold which is a 3.8 percent increase from last year. January closed with 30,511 new listings, 29,657 pending sales, and 1.1 months of inventory. Price per square foot across the state increased 20.6 percent to \$174, and homes spent an average of 37 days on the market.

SABOR Multiple Listing Service Report: Home Sales Recap

	January 2020	January 2021	January 2022
Total Month Sales	2,091 homes	2,556 homes	2,521 homes (1% decrease)
Average Price	\$265,081	\$299,069	\$351,226 (17% increase)
Median Price	\$227,900	\$257,500	\$304,700 (18% increase)

**Percentage increases 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 over 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).

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