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FOR IMMEDIATE RELEASE
September 14, 2015

San Antonio Area Home Sales Keep Pace With State

San Antonio – Home sales continued to outperform 2014 in the San Antonio area with August reporting a five percent increase for a total of 2,551 homes sold, according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR) which reports on all areas contained within the MLS. Average sales price reported a seven percent increase to \$237,168 and median price rose eight percent to \$197,100. Days on market climbed one day from last month to 50 and months of inventory remained steady at 4.0 months. To date, 18,576 homes have been sold in the San Antonio and surrounding areas. This is a 12 percent increase from 2014.

According to the report, homes priced under \$200,000 accounted for 51.2 percent of the sales in August. Homes priced between \$200,000 and \$500,000 made up nearly 44 percent of sales and homes priced over \$500,000 accounted for nearly five percent of the month’s sales, with 11 of those priced over \$1 million.

“We continue to see incredible growth in our area. In the city of San Antonio alone, 1,136 homes sold which is more than a seven percent increase from 2014,” said Mary Ann Jeffers, 2015 Chairman of the San Antonio Board of REALTORS®. “However, we also saw increases in other areas including Alamo Heights, Shavano Park, Live Oak, Fair Oaks Ranch, Converse, Cibolo, Schertz and Castle Hills.”

Of the 1,136 homes sold in just the city of San Antonio, 1,093 were existing homes while 43 were new construction. The average sales price of an existing home was \$203,239, a nine percent year-over-year increase. The average sales price of a new construction home was \$240,190, a 1.1 percent decrease from 2014.

“We are right on par with the rest of the state in terms of sales and price growth,” said Angela Shields, SABOR’s President and CEO. “Texas reported a five percent growth in total sales for August as well as a six percent increase in average sales price and more than seven percent in median sales price.”

Bexar County also experienced considerable increases with 6.5 percent more homes sold in August 2015 than the same month last year for a total of 1,931 sales. Meanwhile, Kendall County reported a 28 percent increase with a total of 55 sales and Medina County also reported strong sales in August with a total of 38, a 31 percent increase from last year.

SABOR Multiple Listing Service Report: Home Sales Recap

	August 2013	August 2014	August 2015
Total Month Sales	2,416 (15% increase)	2,427 (2% increase)	2,551 (5% increase)
Average Price	\$209,413 (7% increase)	\$222,385 (6% increase)	\$237,168 (7% increase)
Median Price	\$175,100 (8% increase)	\$182,900 (5% increase)	\$197,100 (8% 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 organization in San Antonio and represents nearly 9,000 REALTOR® members in the San Antonio area. SABOR is one of over 1,600 local boards and 54 state and territory organizations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR).



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FOR IMMEDIATE RELEASE
October 12, 2015

San Antonio Area Third Quarter Home Sales Up from 2014

San Antonio – Home sales during the first three quarters in the San Antonio area finished strong with 11 percent more sales than this time last year, according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR) which reports on all areas contained within the MLS. The average price for the first nine months of 2015 was \$232,931, a seven percent year-over-year increase while median price shot up eight percent to \$194,100. Days on market remained low with just 59 days and the price per square foot climbed six percent to \$105.

“Sales and price growth continue to show increases in the city of San Antonio as well as in surrounding areas,” said Mary Ann Jeffers, SABOR’s 2015 Chairman of the Board. “In San Antonio alone during September, sales increased five percent while the number of sales in Boerne, Helotes, Leon Valley and Terrell Hills increased at least 50 percent year-over-year.”

For the month of September, days on market in the San Antonio area were 52 and months of inventory remained low with 4.0 months. More than 97 percent of homes sold for list price and the month ended with 1,979 sales still pending.

Homes priced under \$200,000 accounted for 53 percent of the sales in September in the San Antonio and surrounding areas. Homes priced between \$200,000 and \$500,000 made up nearly 42 percent of sales and homes priced over \$500,000 accounted for nearly five percent of the month’s sales, with 13 of those priced over \$1 million.

Of the 1,086 homes sold in just the city limits of San Antonio during the month, 1,022 were existing homes while 64 were new construction. The average sales price of an existing home was \$198,331, a 9.6 percent year-over-year increase. The average sales price of a new construction home was \$293,358, a 25.7 percent increase from 2014.

In Bexar County, 6.7 percent more homes sold over September of last year with median price in the county increasing 5.3 percent. Meanwhile, Kendall County reported a 44 percent increase in sales and Wilson County also reported an increase in sales in September with 4.8 percent more than last year.

“Our summer buying season was one of the most active we’ve seen and now it’s starting to wind down,” said Angela Shields, SABOR’s President and CEO. “Nevertheless, there is still plenty for buyers to choose from and the good news for sellers is buyers during this time of year are typically more serious about making a purchase.”

Texas as a whole also experienced several increases in sales and prices. A total of 25,975 homes were sold in the state during September, an 8.6 percent increase from 2014. Median price rose six percent to \$196,000 while average price reported a 3.4 percent year-over-year increase to \$248,329.

SABOR Multiple Listing Service Report: Home Sales Recap

	September 2013	September 2014	September 2015
Total Month Sales	2,005 (20% increase)	2,245 (14% increase)	2,413 (7% increase)
Average Price	\$205,359 (7% increase)	\$220,583 (7% increase)	\$233,218 (6% increase)
Median Price	\$168,800 (7% increase)	\$185,000 (9% increase)	\$191,700 (4% increase)

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

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FOR IMMEDIATE RELEASE
November 12, 2015

October Home Sales, Prices Report Year-Over-Year Increases

San Antonio – The average price of a home in the San Antonio area shot up 10 percent in October 2015 compared to the same month in 2014, according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR) which reports on all areas contained within the MLS. Total sales reported a five percent year-over-year increase with 2,252 homes sold while median price rose six percent to \$187,200 from 2014. Meanwhile, months of inventory remained low with 3.8 months available and homes spent just 57 days on market, eight percent fewer than last year.

“Even though we have headed into a traditionally quieter time of year when it comes to buying and selling, we continue to see more activity than this time last year,” said Mary Ann Jeffers, SABOR’s 2015 Chairman of the Board. “Not only is sales activity up in San Antonio, but in the surrounding areas as well. Helotes, Live Oak, Schertz and Selma all experienced significant increases in October with each growing at least 30 percent in total sales compared to October 2014.”

In the San Antonio area, homes priced under \$200,000 made up 54.8 percent of the homes sold while those priced between \$200,000 and \$500,000 accounted for 40.32 percent of sales. Homes priced over \$500,000 made up 4.75 percent of the homes sold with 20 of those homes priced over \$1 million.

Of the 1,009 single family homes sold just within the city limits of San Antonio during the month, 954 were existing homes while 55 were new construction. The median sales price of an existing home was \$160,000, a 5.3 percent year-over-year increase. The median sales price of a new construction home was \$193,488, a 5.2 percent increase from 2014.

“This is still a great time to be buying and selling,” said Angela Shields, SABOR’s President and CEO. “Buyers can take advantage of off-season benefits which can include less competition and the ability to see how the home performs under winter conditions. For sellers, homes are still selling quickly for close to list price.”

Across Texas, sales dropped slightly year-over-year with 0.7 percent fewer homes sold in October in the state compared to last October. However, both average and median sales prices reported moderate growth with the average sales price rising 4.4 percent and the median sales price growing 6.9 percent.

SABOR Multiple Listing Service Report: Home Sales Recap

	October 2013	October 2014	October 2015
Total Month Sales	1,863 (11% increase)	2,155 (16% increase)	2,252 (5% increase)
Average Price	\$205,484 (6% increase)	\$209,947 (3% increase)	\$231,116 (10% increase)
Median Price	\$169,400 (6% increase)	\$176,000 (4% increase)	\$187,200 (6% increase)

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FOR IMMEDIATE RELEASE
December 15, 2015

November Home Sales Report Indicates Stable Market

San Antonio – Total home sales in the San Antonio area reported moderate growth in November with two percent more homes sold this year than last, according to the Multiple Listing Service Report from the San Antonio Board of REALTORS® (SABOR) which reports on all areas contained within the MLS. Average price took a slight dip by three percent to \$218,450 and median also decreased just one percent to \$183,200.

“Though our prices are marginally less than they were at this time last year, it speaks to the stability of our local market that we don’t see big spikes or drops in our prices like other markets do,” said Mary Ann Jeffers, SABOR’s 2015 Chairman of the Board. “It’s also not unusual to see prices decrease somewhat as we get into the winter months. Fewer people are out shopping for homes and competition is not as fierce.”

Homes in the San Antonio area spent just 61 days on the market in November, a 10 percent drop from the 68 days reported in November 2014. Price per square foot inched up one percent to \$103 and the month ended with 1,670 sales still pending and 3.6 months of inventory.

Homes priced under \$200,000 made up 57.84 percent of the homes sold in November while those priced between \$200,000 and \$500,000 accounted for 38.21 percent of sales. Homes priced over \$500,000 made up 3.89 percent of the homes sold.

Of the 813 single family homes sold just within the city limits of San Antonio during the month, 761 were existing homes while 53 were new construction. The median sales price of an existing home was \$158,000, a 4.0 percent year-over-year increase and the median sales price of a new construction home dipped 5.9 percent year-over-year to \$189,700.

“Sales have wound down from the summer frenzy but there are still many people buying and selling in the area,” said Angela Shields, SABOR’s President and CEO. “An advantage to selling this time of year is showcasing your home while it is decorated, warm and inviting. For buyers, there is generally less competition during the colder months and they also have the benefit of seeing how the home performs under winter conditions.”

Across Texas, sales dropped slightly year-over-year with 1.7 percent fewer homes sold in November in the state compared to last November. However, both average and median sales prices reported moderate growth with the average sales price rising 3.9 percent and the median sales price growing 5.9 percent.

SABOR Multiple Listing Service Report: Home Sales Recap

	November 2013	November 2014	November 2015
Total Month Sales	1,642 (3% increase)	1,690 (3% increase)	1,722 (2% increase)
Average Price	\$215,628 (10% increase)	\$224,385 (5% increase)	\$218,450 (3% decrease)
Median Price	\$172,600 (6% increase)	\$184,900 (7% increase)	\$183,200 (1% decrease)

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