



[2024]

San Antonio and the Surrounding Areas

MARKET UPDATE

2nd Quarter

THE SCHRADER GROUP

Brokered by eXp Realty



FROM DAYTON SCHRADER



[WATCH]



We continue to see a strong demand for housing, with approximately 100 people moving to the San Antonio area each day. Although the total number of home sales has slightly decreased from 9,932 in 2019 to 9,200 in 2024, there is a significant rise in new construction sales. Builder incentives and lower interest rate options are driving these new construction sales. In 2019, 2,137 new construction homes were sold, and this number increased to 3,485 in the second quarter of 2024. In recent years, homebuyers were paying 101-102% of the asking prices, but now they are paying 97%.

As of July 8, 2024, there were 13,989 active single-family homes on the market, with 9,462 being resales and 4,527 being new construction. The average days on the market in San Antonio and the surrounding areas is 89 days.

To support our builder partners, we offer buyer programs, including a guaranteed sale program. This program provides peace of mind and positions your buyers favorably to purchase a new construction home, giving you more opportunities to sell more homes.

We have a licensed agent available seven days a week from 8:00 am to 7:00 pm to answer any questions or schedule a listing appointment with your clients. Each of our professional team members specializes in a unique part of the process, providing a comprehensive experience for each client and supporting our builder partners throughout the build process and after closing.

We are here to support and help you! Let us know how we can assist you in selling more homes.

Respectfully,



Dayton Schrader, ABR, ABRM, CCIM, CRB, CRP, CRS
 Broker Associate
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[EMAIL LEADS]

2ND QUARTER REVIEW

APRIL 1 - JUNE 30

2ND QUARTER	HOMES SOLD			AVERAGE LIST PRICE	AVERAGE SOLD	LISTING TO SOLD PRICE DIFFERENCE	AVERAGE DAYS ON MARKET
	NEW CONST.	PRE-OWNED	TOTAL				
2022	2,238	8,427	10,665	\$386,141	\$391,396	101%	36
2023	3,403	6,623	10,026	\$387,877	\$378,299	98%	77
2024	3,485	5,715	9,200	\$384,641	\$374,992	97%	89

Source: SABOR MLS - Closed sales for Bexar, Comal, Guadalupe, Kendall & Wilson Counties. New and Resale Single Family Homes.



BOERNE

Boerne, Texas is a charming city located in Kendall County and is surrounded by the picturesque Hill Country. Founded in 1849 by German settlers, it retains much of its historical character and offers a mix of small-town charm and modern amenities.

Boerne is known for its family-friendly environment, excellent schools, and thriving local economy. Boerne Independent School District serves the city, providing high-quality education from elementary through high school.

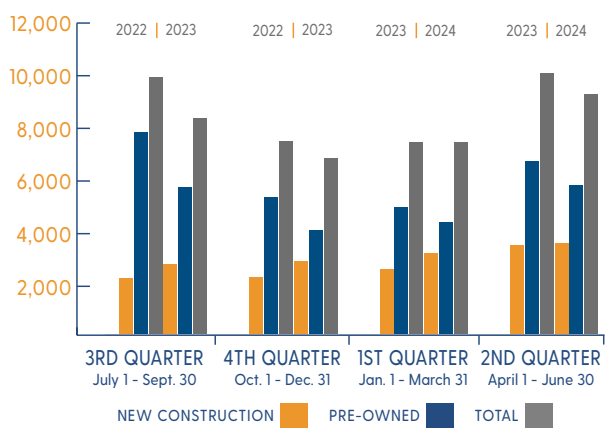
Boerne has a diverse housing market, ranging from historic homes to modern developments.

During the second quarter of 2024 a total of 279 homes sold in Boerne. 98 of those homes were new construction and 181 were resale homes. The average sold price is currently \$670,935 and homes are on the market an average of 98 days in this area.

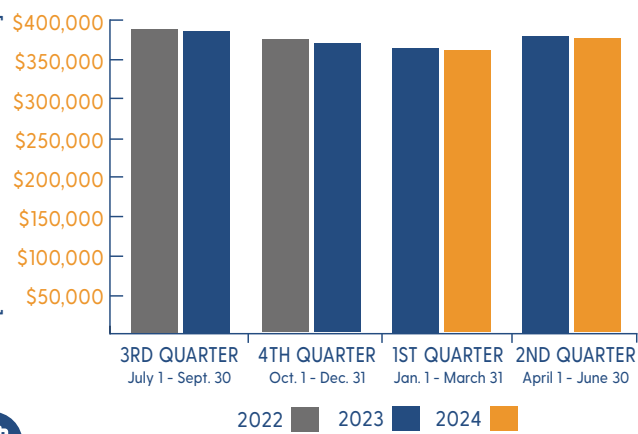
YEAR OVER YEAR REVIEW COMPARISON OF THE PAST YEAR



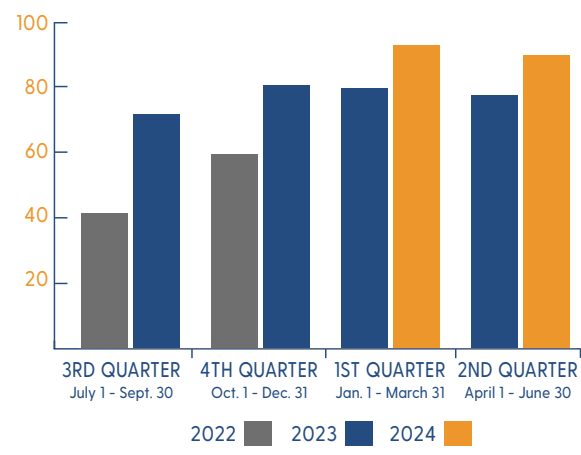
[HOMES SOLD]



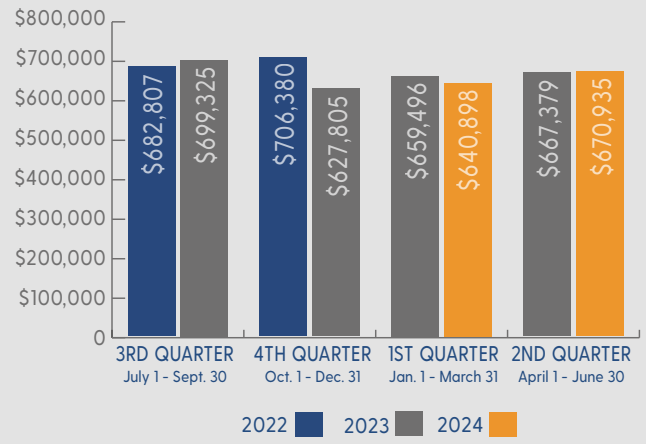
[AVERAGE SOLD PRICE]



[DAYS ON THE MARKET]



AVERAGE SOLD PRICE BOERNE, TX | YEAR OVER YEAR



Source: SABOR MLS - New and Resale Single Family Homes closed in Boerne, TX.

Please let us know if you would like additional data or comparables on this hot spot or any area in San Antonio or the surrounding areas.

Email requests to:
marketing@theschradergroup.com

2ND QUARTER REVIEW

APRIL 1 - JUNE 30

YEAR TO DATE

2023 & 2024 COMPARISON

BEXAR COUNTY

2ND QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2023	7,074	\$370,529	\$358,253	\$350,470	71
2024	6,240	\$371,481	\$361,435	\$352,867	84

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2023	12,298	\$344,225
2024	11,505	\$345,564

COMAL COUNTY

2ND QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2023	966	\$555,698	\$534,367	\$516,807	100
2024	1013	\$498,297	\$480,033	\$467,777	98

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2023	1649	\$505,235
2024	1808	\$463,720

GUADALUPE COUNTY

2ND QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2023	974	\$375,962	\$363,928	\$353,760	81
2024	894	\$358,491	\$348,831	\$341,989	96

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2023	1652	\$355,365
2024	1670	\$335,680

KENDALL COUNTY

2ND QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2023	203	\$746,624	\$718,221	\$691,972	87
2024	180	\$755,240	\$755,240	\$727,685	99

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2023	337	\$695,663
2024	314	\$701,581

WILSON COUNTY

2ND QUARTER	HOMES SOLD	ORIGINAL LIST PRICE	AVERAGE LIST PRICE	AVERAGE SOLD PRICE	AVERAGE DAYS ON MARKET
2023	168	\$465,588	\$454,775	\$448,492	89
2024	157	\$447,896	\$435,695	\$424,570	116

YEAR TO DATE	HOMES SOLD	AVERAGE SOLD PRICE
2023	284	\$442,498
2024	279	\$420,740

Source: SABOR MLS - New and Resale Single Family Homes

WE WANT YOUR FEEDBACK

Enter to win a \$200 Amazon Gift Card, just by leaving your feedback about this Real Estate Market Update.

In the meantime, we are here to support you. Please let us know how we can assist you.

Pictured left to right

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