

San Antonio Board of Realtors MLS
MLS Report for: February 2021

Single Family

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
2,413	2,395	1%	\$314,810	\$274,049	15%	\$264,100	\$237,500	11%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
148	128	15%	51	74	-31%	2,626	4,518	2,560

Condominium and Townhomes

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
68	60	13%	\$311,728	\$152,121	105%	\$165,000	\$120,000	38%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
239	138	72%	68	79	-14%	69	245	64

Multifamily

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
28	32	-13%	\$400,289	\$318,153	26%	\$290,000	\$326,700	-11%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
129	115	12%	64	94	-32%	45	134	37

Residential Lots & Acreage

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
337	279	21%	\$134,752	\$77,445	74%	\$87,500	\$57,300	53%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			161	147	10%	354	1,925	369

Note: Current month sales are preliminary

San Antonio Board of Realtors MLS
MLS Report for: February 2021

Residential Rental

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
948	1,224	-23%	\$1,581	\$1,458	8%			
Price/100 Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
91	84	8%	43	67	-36%	977	1,115	869

Commercial

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
21	12	75%	\$252,525	\$222,997	13%	\$190,000	\$180,000	6%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			137	224	-39%	58	749	22

Commercial Land

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
6	9	-33%	\$157,417	\$318,556	-51%	\$60,000	\$275,000	-78%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			386	306	26%	21	434	6

Rural Farms & Ranches

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
37	24	54%	\$783,562	\$822,594	-5%	\$380,000	\$525,000	-28%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			118	130	-9%	40	331	45

Note: Current month sales are preliminary

San Antonio Board of Realtors MLS
MLS Year-to-Date Report for: February 2021

Single Family

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
4,902	4,486	9%	\$308,511	\$269,869	14%	\$261,400	\$233,100	12%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
145	128	14%	48	70	-31%	5,912	4,779	5,701

Condominium and Townhomes

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
117	127	-8%	\$271,731	\$166,435	63%	\$151,200	\$135,900	11%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
217	142	53%	79	82	-3%	160	250	137

Multifamily

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
53	61	-13%	\$351,923	\$311,305	13%	\$292,500	\$322,000	-9%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
124	108	14%	49	77	-37%	117	131	84

Residential Lots & Acreage

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
664	538	23%	\$125,784	\$88,252	43%	\$83,700	\$62,000	35%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			158	149	5%	819	1,997	735

San Antonio Board of Realtors MLS
MLS Year-to-Date Report for: February 2021

Residential Rental

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
1,901	2,285	-17%	\$1,556	\$1,465	6%			
Price/100 Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
89	84	6%	42	64	-33%	2,218	1,175	1,888

Commercial

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
51	36	42%	\$277,194	\$247,718	12%	\$212,500	\$180,000	18%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			181	160	13%	165	764	49

Commercial Land

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
18	14	29%	\$336,292	\$296,357	13%	\$250,000	\$225,000	11%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			335	425	-21%	59	445	12

Rural Farms & Ranches

Sales	Sales Year Ago	% Change Year Ago	Average Price	Avg Price Year Ago	% Change Year Ago	Median Price	Med Price Year Ago	% Change Year Ago
96	52	85%	\$753,244	\$622,209	21%	\$395,500	\$507,100	-22%
Price/Sqft	Price/SF Year Ago	% Change Year Ago	DOM	DOM Year Ago	% Change Year Ago	New Listings	Active Listings	Pending Sales
			140	130	8%	106	350	106

San Antonio Board of Realtors MLS

Sales Closed by Area for: February 2021

Single Family

Year	Month	Sales	Average Sales Price	Median Sales Price	Sales Price per Sqft	Sold to List Price	Coop Sales	New Listings	Active Listings	Pending Sales	DOM	Estimated Days-to-Sell
Area: 1												
2020	Feb	311	\$261,394	\$243,200	\$117	98%	90%	422	1,129	410	72	47
2021	Feb	278	\$302,712	\$275,000	\$132	99%	89%	351	481	390	42	17
Area: 2												
2020	Feb	103	\$198,176	\$194,600	\$99	99%	87%	135	244	120	47	31
2021	Feb	83	\$227,426	\$215,200	\$114	99%	88%	88	102	77	27	12
Area: 3												
2020	Feb	80	\$194,395	\$190,000	\$109	98%	90%	95	154	93	47	22
2021	Feb	68	\$226,349	\$220,800	\$122	99%	91%	67	67	62	23	10
Area: 4												
2020	Feb	76	\$228,793	\$218,500	\$114	97%	91%	120	188	92	50	28
2021	Feb	77	\$240,139	\$243,800	\$132	99%	91%	79	106	68	33	16
Area: 5												
2020	Feb	44	\$359,983	\$330,800	\$145	97%	91%	62	159	43	88	51
2021	Feb	49	\$478,918	\$353,800	\$164	96%	96%	47	71	32	52	21
Area: 6												
2020	Feb	55	\$332,311	\$331,200	\$141	97%	87%	74	162	58	61	39
2021	Feb	48	\$418,880	\$387,500	\$159	99%	96%	49	76	42	32	17
Area: 7												
2020	Feb	33	\$113,255	\$130,800	\$97	98%	79%	60	160	53	34	53
2021	Feb	27	\$122,368	\$128,300	\$95	97%	89%	36	75	26	25	25
Area: 8												
2020	Feb	37	\$184,559	\$171,700	\$117	97%	81%	62	150	35	51	48
2021	Feb	39	\$201,096	\$180,000	\$136	98%	79%	41	69	42	43	23
Area: 9												
2020	Feb	48	\$251,243	\$200,000	\$145	95%	90%	81	217	56	78	58
2021	Feb	49	\$255,290	\$214,300	\$162	97%	86%	62	144	42	71	36
Area: 10												
2020	Feb	108	\$453,666	\$391,700	\$148	97%	94%	187	517	126	88	66
2021	Feb	104	\$531,615	\$457,400	\$166	98%	96%	91	204	97	64	21
Area: 11												
2020	Feb	15	\$291,293	\$275,000	\$215	97%	87%	30	80	19	82	90
2021	Feb	19	\$330,044	\$328,600	\$230	95%	89%	13	57	13	80	57
Area: 12												
2020	Feb	22	\$198,644	\$180,000	\$137	98%	91%	67	169	30	76	99
2021	Feb	29	\$193,326	\$181,700	\$133	98%	93%	35	107	29	96	55
Area: 13												
2020	Feb	51	\$441,585	\$363,300	\$206	96%	78%	78	265	52	94	65
2021	Feb	46	\$454,427	\$379,200	\$226	98%	87%	56	144	44	81	35
Area: 14												
2020	Feb	74	\$236,397	\$233,900	\$115	98%	92%	79	152	82	63	26
2021	Feb	86	\$299,594	\$262,100	\$145	112%	91%	66	72	57	33	12
Area: 15												
2020	Feb	65	\$205,291	\$186,100	\$115	97%	89%	77	167	72	73	30
2021	Feb	66	\$217,464	\$216,700	\$129	99%	94%	54	75	57	56	14
Area: 16												
2020	Feb	91	\$197,151	\$188,100	\$103	97%	84%	90	203	80	54	28
2021	Feb	76	\$224,904	\$218,500	\$119	99%	83%	85	111	85	36	17

Note: Current month data are preliminary

San Antonio Board of Realtors MLS

Sales Closed by Area for: February 2021

Single Family

Year	Month	Sales	Average Sales Price	Median Sales Price	Sales Price per Sqft	Sold to List Price	Coop Sales	New Listings	Active Listings	Pending Sales	DOM	Estimated Days-to-Sell
Area: 17												
2020	Feb	140	\$195,766	\$191,800	\$102	99%	94%	194	490	169	59	44
2021	Feb	122	\$211,564	\$209,800	\$115	99%	91%	158	221	166	35	18
Area: 18												
2020	Feb	185	\$357,874	\$314,700	\$127	98%	88%	271	754	211	89	46
2021	Feb	183	\$421,946	\$386,500	\$148	99%	90%	171	250	156	56	14
Area: 19												
2020	Feb	45	\$135,452	\$141,000	\$103	97%	87%	88	188	53	55	52
2021	Feb	52	\$175,260	\$185,000	\$128	99%	90%	53	114	45	40	29
Area: 20												
2020	Feb	69	\$227,530	\$208,300	\$121	98%	91%	99	265	93	66	55
2021	Feb	92	\$216,217	\$207,400	\$126	98%	92%	108	212	131	62	32
Area: 21												
2020	Feb	29	\$128,924	\$137,500	\$96	96%	86%	39	80	27	57	40
2021	Feb	17	\$153,550	\$156,700	\$114	96%	71%	22	37	23	46	19
Area: 22												
2020	Feb	32	\$134,742	\$136,700	\$101	97%	94%	64	147	48	91	56
2021	Feb	30	\$142,683	\$152,000	\$113	97%	97%	27	64	34	34	21
Area: 23												
2020	Feb	78	\$197,799	\$207,000	\$109	99%	92%	110	217	119	64	41
2021	Feb	96	\$227,637	\$224,500	\$131	99%	91%	123	161	142	56	22
Area: 24												
2020	Feb	17	\$251,950	\$255,000	\$137	96%	88%	33	138	13	106	94
2021	Feb	18	\$339,624	\$338,900	\$174	98%	94%	21	53	23	95	34
Area: 25												
2020	Feb	52	\$506,106	\$400,000	\$177	97%	87%	85	326	46	150	79
2021	Feb	59	\$630,544	\$505,200	\$227	98%	75%	71	136	42	100	29
Area: 26												
2020	Feb	192	\$371,720	\$341,300	\$155	97%	88%	328	941	213	90	65
2021	Feb	211	\$403,905	\$344,900	\$177	99%	87%	209	375	220	57	20
Area: 27												
2020	Feb	199	\$248,877	\$242,400	\$121	98%	89%	295	785	243	87	45
2021	Feb	213	\$287,294	\$262,500	\$137	99%	89%	236	387	241	41	20
Area: 28												
2020	Feb	38	\$311,547	\$326,700	\$139	98%	79%	58	197	37	69	61
2021	Feb	48	\$331,187	\$331,800	\$158	99%	94%	52	77	53	47	19
Area: 29												
2020	Feb	24	\$215,492	\$190,000	\$116	98%	88%	40	125	26	107	67
2021	Feb	18	\$217,412	\$231,200	\$128	99%	78%	28	89	18	94	49
Area: 30												
2020	Feb	32	\$265,340	\$222,200	\$123	98%	91%	73	207	52	65	62
2021	Feb	48	\$253,126	\$235,400	\$128	98%	85%	44	103	38	75	30
Area: 31												
2020	Feb	50	\$400,786	\$308,300	\$180	94%	74%	98	439	52	85	109
2021	Feb	60	\$455,191	\$300,000	\$203	97%	68%	83	278	65	80	57

Note: Current month data are preliminary