San Antonio Buyers Gain Leverage

Expanding inventory and stable rates create a more balanced market.

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THE DATA

5.2 months

Statewide Inventory

Texas saw its housing inventory reach 5.2 months of supply in April 2026.

The latest 'Texas Housing Insight' from Texas A&M TRERC, published July 09, 2026, reports that statewide inventory reached 5.2 months of supply in April. While a statewide figure, this trend indicates a broader market shift towards greater availability, positively impacting San Antonio.

Source: Texas A&M TRERC · Published July 09, 2026

01

Stable Mortgage Rates Support Affordability

As of July 09, 2026, the 30-year fixed mortgage rate averaged 6.49%, according to Freddie Mac data accessed via FRED. While elevated compared to historical lows, this stability helps buyers plan finances more effectively in a market with increasing home choices.

02

Extended Days on Market Benefit Buyers

With average days on market at 90 days statewide in April 2026, buyers have more time to conduct due diligence and evaluate options. This reduces pressure and allows for a more considered purchase, a significant shift from recent fast-paced markets.

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