

# SABOR

SAN ANTONIO  
BOARD of REALTORS®

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## **San Antonio home sales down, but home prices remain steady** *San Antonio Board of REALTORS® releases March 2009 real estate statistics and first quarter trends*

San Antonio, TX – April 16, 2009 - According to the March 2009 Multiple Listing Service report by the San Antonio Board of REALTORS® (SABOR), the volume of single-family home sales year-to-date decreased by 25 percent from the first quarter of 2008; however, the total number of sales in March increased from February 2009 by 21 percent to 1331.

“Our number of sales is lower year-to-date, but we have seen an increase in the number of sales each month in 2009,” said Florence Terrell, the San Antonio Board of REALTORS® Chairman of the Board.

Quarterly trends show the average price year-to-date at \$178,395, up one percent from the first quarter of 2008. Similarly, the median price year-to-date remained steady at \$145,600 with a zero percent increase from this same time period in 2008.

March 2009 statistics showed that the sold to list price jumped to 96.1 percent, the highest it has been since September 2007.

“The sold to list price increase shows signs of price stability in our marketplace,” said Travis Kessler, CEO of the San Antonio Board of REALTORS®.

Additionally, the number of active listings for March 2009 was at 12,253 which is comparable to March 2008 when active listings were at 12,413. Inventory levels remain at approximately an eight-month supply of housing.

### **1<sup>st</sup> Quarter 2009 Statistics**

**3,267** – Total number of sales year-to-date, a 25% decrease from one year ago.

**\$145,600** – Median price for single-family homes year-to-date, a 0% increase from one year ago.

**\$178,395** – Average price for single-family homes year-to-date, a 1% increase from one year ago.

**3,731** – Pending single-family homes sales year-to-date, a 20% decrease from one year ago.

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SABOR acknowledges that pending sales year-to-date are down in comparison to 2008; however, pending sales are up for the fifth consecutive month at 1,451 for March 2009.

“We want to see increase in pending sales each month as a sign of a strengthening real estate market,” Kessler said.

*The San Antonio Board of REALTORS® is the largest professional and trade organization in San Antonio and represents over 7000 REALTOR® members. SABOR is one of over 1,600 local boards and 54 state and territory associations of REALTORS® nationwide that make up the National Association of REALTORS® (NAR). Please visit [SABOR.com](http://SABOR.com) for more information.*

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