

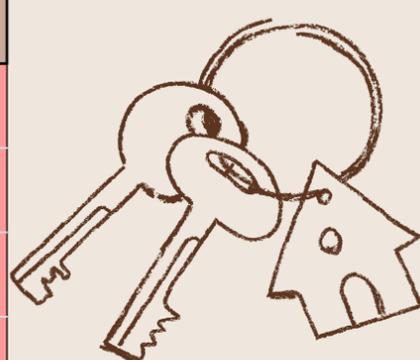
# San Antonio January 2026 Statistics

SABOR Matrix

Information on single family residential homes provided by MLS, as of 2/9/2026

## Market Comparison: December 2025 vs January 2026

Data	Dec 2025	Jan 2026	Change %
Total Sales	2,480	1,802	-27.34%
Median Sales Price	\$311,733	\$294,440	-5.55%
Median SQ FT	1,966	1,908	-2.95%
Median Price per SQ Ft	\$162	\$157	-3.09%
ADOM	98	105	7.14%
CP/LP Ratio	98%	99%	1.00%
CP/OLP Ratio	93%	93%	No Change



## Market Comparison: January 2025 vs January 2026

Data	Jan 2025	Jan 2026	Change %
Total Sales	1,809	1,802	-0.39%
Median Sales Price	\$299,900	\$294,440	-1.82%
Median SQ FT	1,897	1,908	0.58%
Median Price per SQ Ft	\$163	\$157	-3.68%
ADOM	88	105	19.32%
CP/LP Ratio	99%	99%	No Change
CP/OLP Ratio	95%	93%	-2.00%



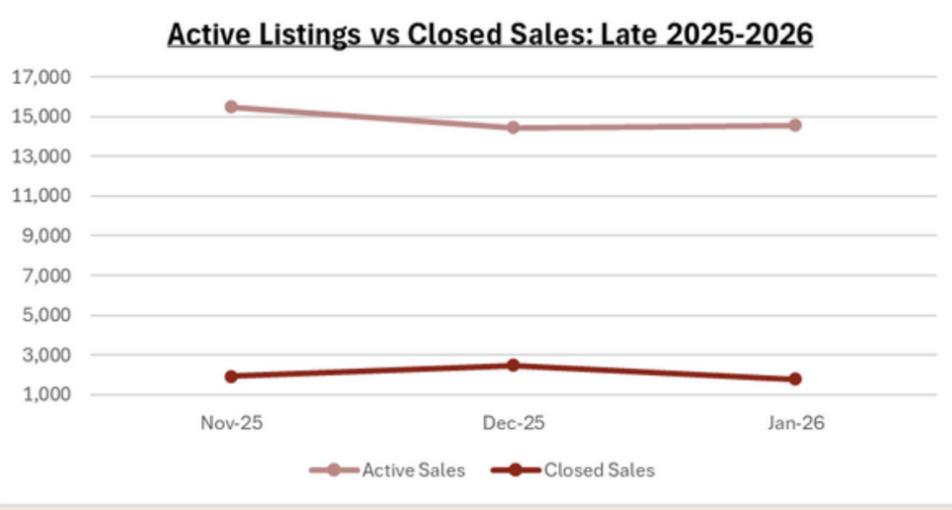
## Closed Sales Per County: January 2025 vs January 2026

County	Jan 2025	Jan 2026	Change %
Atascosa	19	18	-5.26%
Bexar	1,509	1,197	-20.68%
Frio	3	2	-33.33%
Kendall	47	40	-14.89%
Wilson	27	23	-14.81%
Comal	193	187	-3.11%
Guadalupe	211	174	-14.54%
Bandera	11	6	-45.45%
Medina	30	38	26.67%



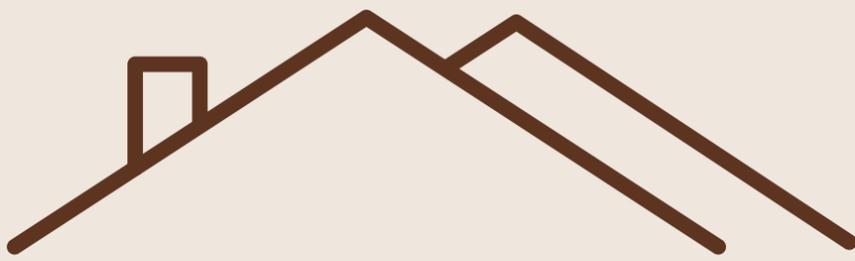
# Active Listings vs Closed Sales: Late 2025-2026

January Active Listings: 14,558  
January Closed Sales: 1,802

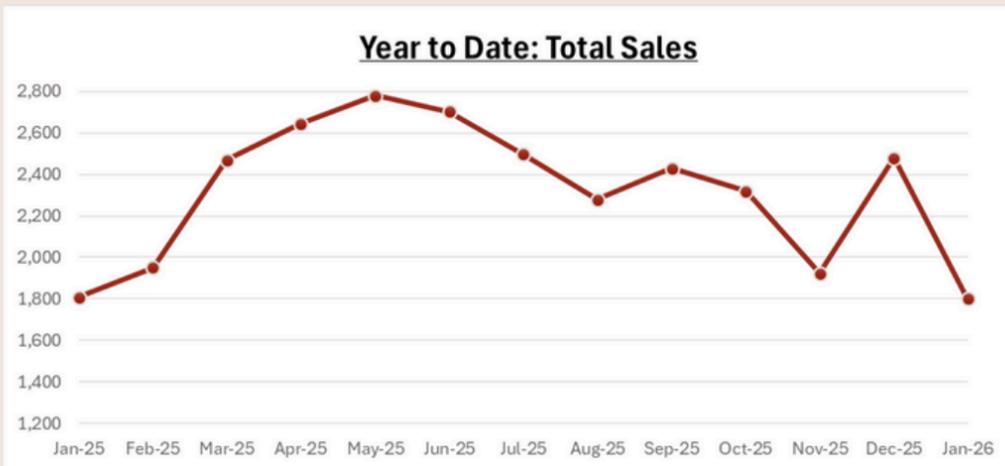


# Original Listing Price vs Sold Price: Late 2025-2026

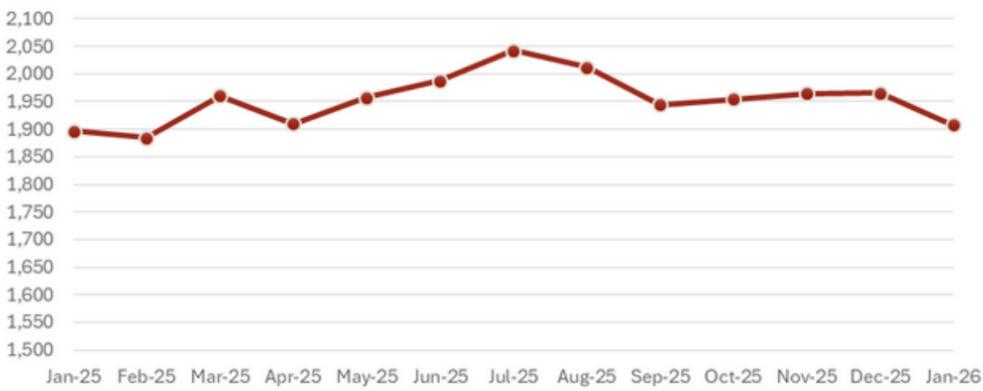
January Median OLP: \$322,999.00  
January Median Sold Price: \$294,440.00



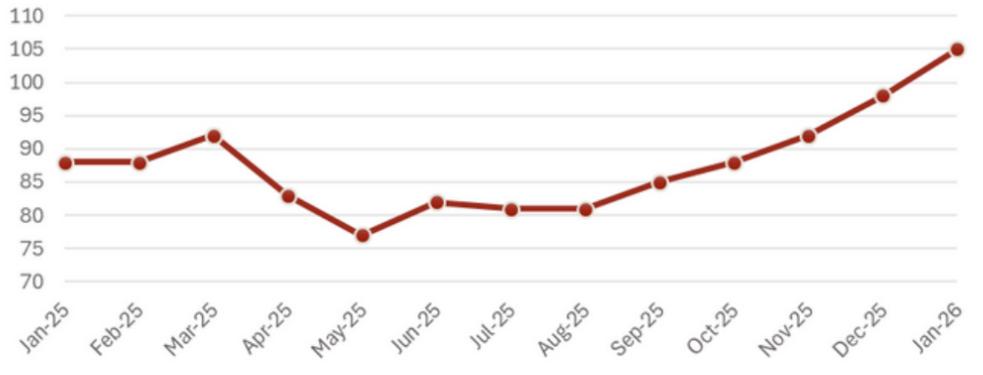
# Year to Date Market Comparisons



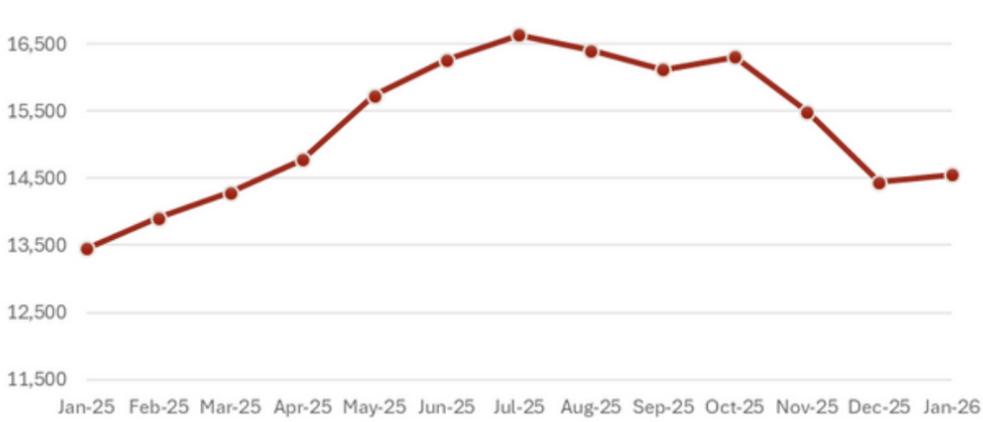
### Year to Date: Median Square Footage



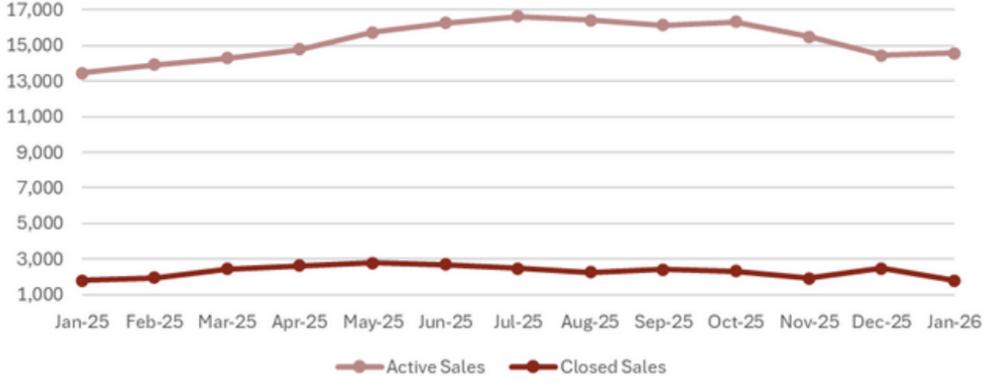
### Year to Date: ADOM



### Year to Date: Active Listings



### Year to Date: Active Listings vs Closed Sales



### Year to Date: Original Listing Price vs Sold Price



### Year to Date: CP/LP Ratio vs CP/OLP Ratio

