



# **TEXAS LUXURY HOME SALES REPORT**

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**2019 Edition**

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## ABOUT THE TEXAS LUXURY HOME SALES REPORT

The 2019 edition of the **Texas Luxury Home Sales Report** is provided by the Data Relevance Project, a partnership among Texas REALTORS® and local REALTOR® associations throughout the state. Data analysis is provided by the Real Estate Center at Texas A&M University. The report analyzes single-family home sales priced \$1 million and higher from November 2018 through October 2019 for the Austin, Dallas-Fort Worth, Houston and San Antonio metropolitan statistical areas. Texas REALTORS® distributes insights about the Texas housing market each month, including quarterly market statistics, trends among homebuyers and sellers, condominium sales, international trends, and more. To view these reports, visit [www.texasrealestate.com](http://www.texasrealestate.com).

## ABOUT TEXAS REALTORS®

With more than 130,000 members, Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocate for REALTORS® and private property rights in Texas. Visit [texasrealestate.com](http://texasrealestate.com) to learn more.

### MEDIA CONTACT

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## EXECUTIVE SUMMARY

Texas homes that sold for \$1 million or higher from November 2018 to October 2019 increased 4.4% to 5,149 sales, according to the 2019 *Texas Luxury Home Sales Report* released today by Texas Realtors. The annual report examining housing statistics for luxury homes in the Austin, Dallas-Fort Worth, Houston and San Antonio metropolitan areas also showed that total sales of million-dollar and higher homes reached \$8.3 billion, a 5.1% increase from the previous year.

From October 2018 to November 2019, luxury homes in Texas accounted for 8.2% of all sales dollar volume.

The median price for Texas luxury homes in the first 10 months of 2019 was \$1,375,000, 2.0% higher than the previous year. The average price per square foot for luxury homes was \$364, a 7.4% increase from the first 10 months of 2018 and more than triple the \$120 average price per square foot for all residential Texas homes.

From January to October 2019, luxury homes in Texas spent an average of 87 days on the market, a decrease of eight days from the same time frame in 2018. On average, luxury homes spend more time on the market than lower-priced homes.

## STATEWIDE HOME SALES \$1M+

NOVEMBER 2018-OCTOBER 2019



**5,149** Luxury home sales  
in Texas



**\$8.3B** Sales dollar volume  
of luxury home sales  
(\$8,392,126,841)



**4.4%** Year-over-year  
increase in luxury sales  
volume



**8.2%** Percentage of all  
residential sales dollar volume in  
Texas (\$102,407,137,282)



**2005** Median year built  
January-October 2019



**87** Average days on market  
January-October 2019



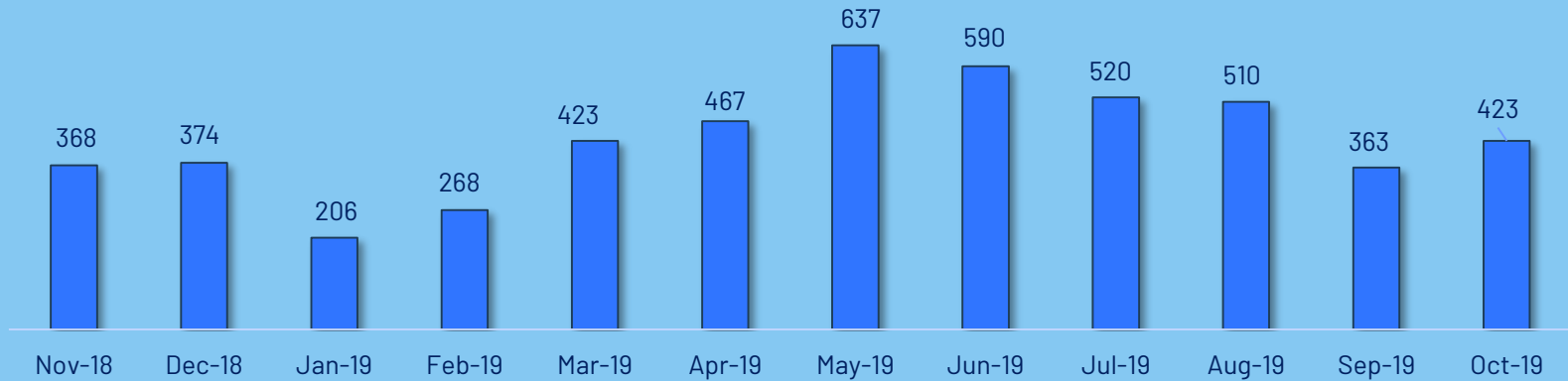
**12,546** New listings  
November 2018-October 2019



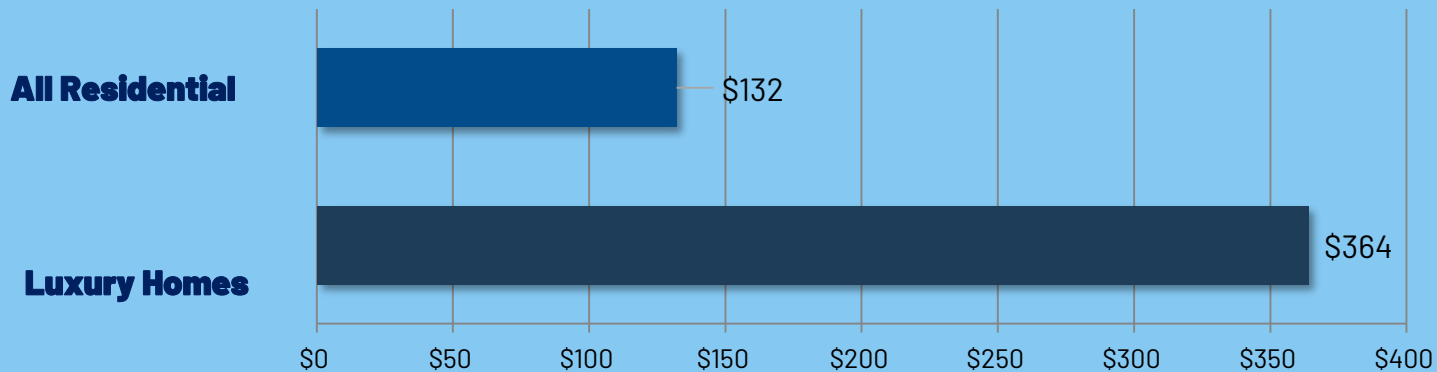
**11.7** Months of inventory  
as of October 2019

## STATEWIDE HOME SALES \$1M+

### 12-MONTH COMPARISON: SALES VOLUME



### AVERAGE PRICE PER SQUARE FOOT STATEWIDE JANUARY - OCTOBER 2019



## AUSTIN-ROUND ROCK MSA

### AUSTIN-ROUND ROCK MSA HOME SALES \$1M+ NOVEMBER 2018-OCTOBER 2019



**1,085** Luxury home sales  
in the Austin-Round Rock  
MSA



**\$1.7B** Sales dollar volume of  
luxury home sales  
(\$1,744,204,734)



**14.9%** Year-over-year increase  
in luxury sales volume



**12.4%** Percentage of all  
residential sales dollar volume in  
the Austin-Round Rock MSA  
(\$14,113,399,852)



**2002** Median year built  
January-October 2019



**74** Average days on market  
January-October 2019



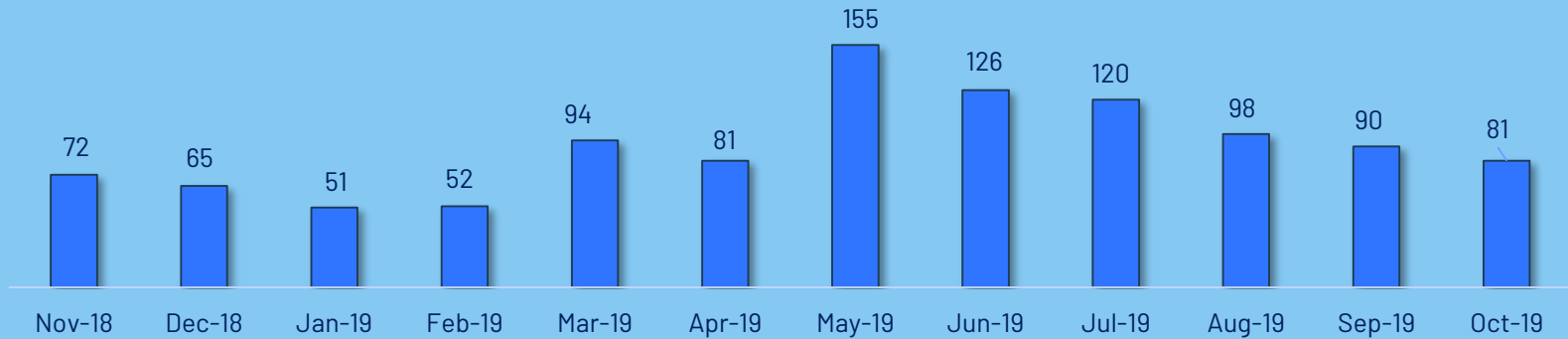
**1,913** New listings  
November 2018-October 2019



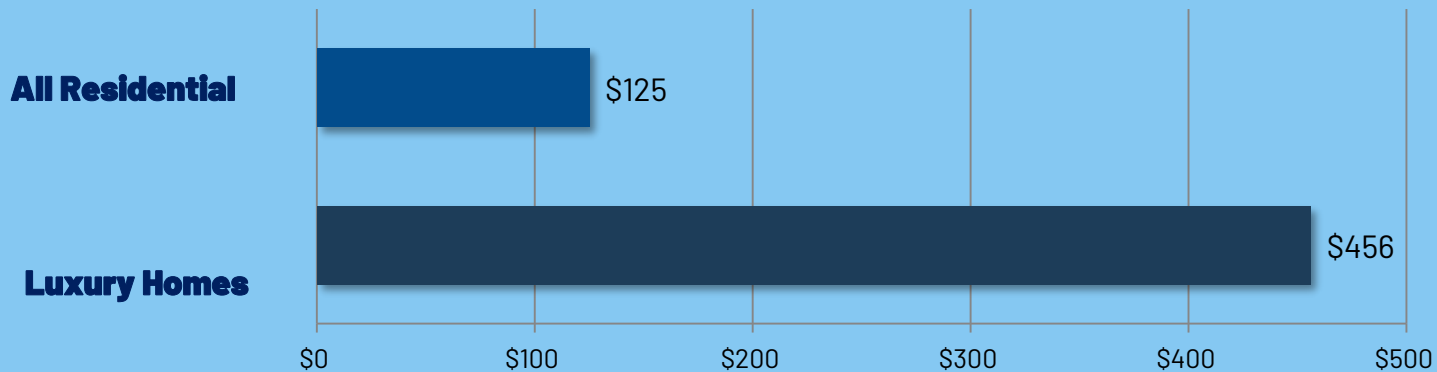
**6.6** Months of inventory  
as of October 2019

## AUSTIN-ROUND ROCK MSA

### 12-MONTH COMPARISON: SALES VOLUME AUSTIN-ROUND ROCK MSA



### AVERAGE PRICE PER SQUARE FOOT AUSTIN-ROUND ROCK MSA JANUARY - OCTOBER 2019



## DALLAS-FORT WORTH-ARLINGTON MSA

### DALLAS-FORT WORTH-ARLINGTON MSA HOME SALES \$1M+ NOVEMBER 2018-OCTOBER 2019



**1,785** Luxury home sales  
in the Dallas-Fort Worth-  
Arlington MSA



**\$2.9B** Sales dollar volume  
of luxury home sales  
(\$2,957,467,631)



**0.8%** Year-over-year  
increase in luxury sales  
volume



**8.8%** Percentage of all  
residential sales dollar volume in  
the Dallas-Fort Worth-Arlington  
MSA (\$33,405,849,503)



**2005** Median year built  
January-October 2019



**77** Average days on market  
January-October 2019



**3,840** New listings  
November 2018-October 2019

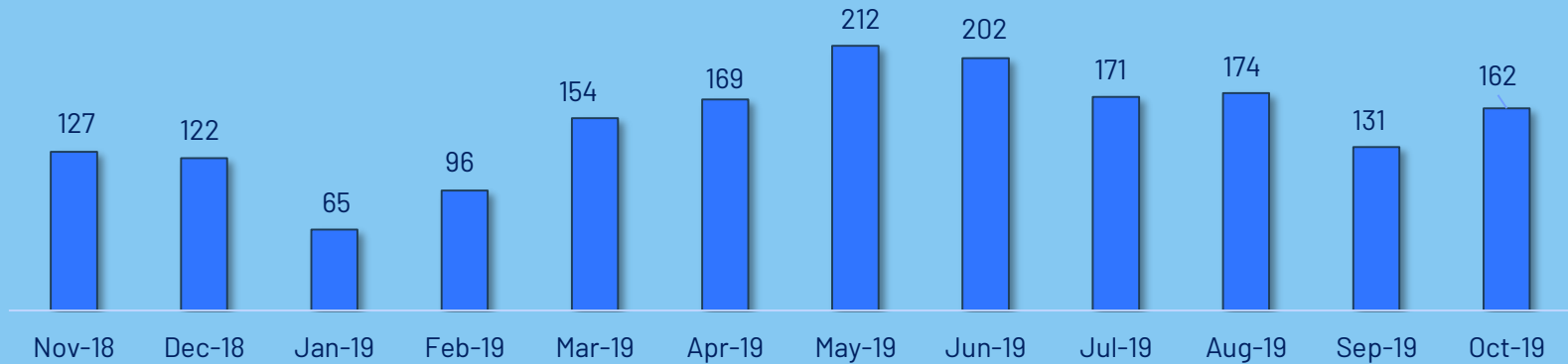


**9.4** Months of inventory  
as of October 2019

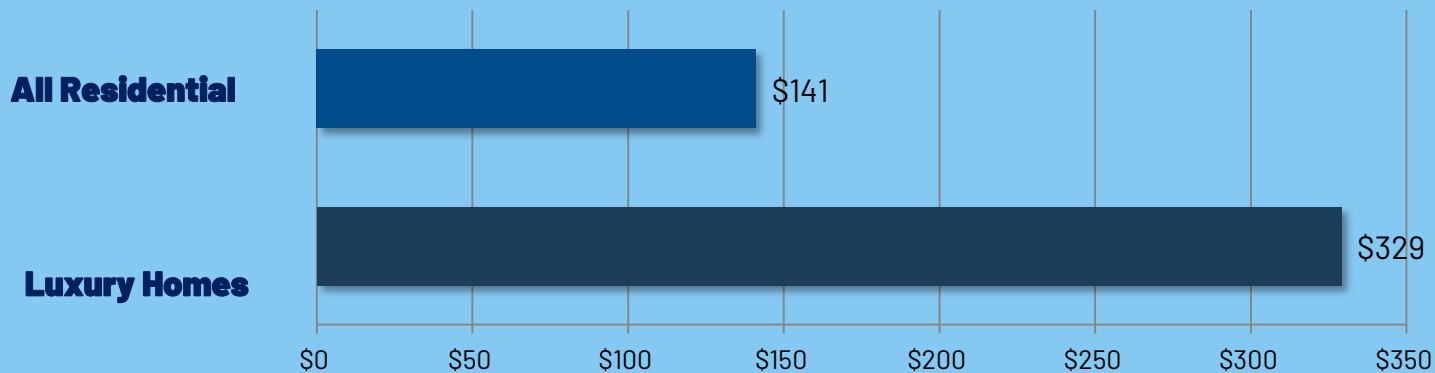


## DALLAS-FORT WORTH-ARLINGTON MSA

### 12-MONTH COMPARISON: SALES VOLUME DALLAS-FORT WORTH-ARLINGTON MSA



### AVERAGE PRICE PER SQUARE FOOT DALLAS-FORT WORTH-ARLINGTON MSA JANUARY - OCTOBER 2019



## HOUSTON-THE WOODLANDS-SUGAR LAND MSA

### HOUSTON-THE WOODLANDS- SUGAR LAND MSA HOME SALES \$1M+ NOVEMBER 2018-OCTOBER 2019



**1,715** Luxury home sales in the Houston-The Woodlands-Sugar Land MSA



**\$2.8B** Sales dollar volume of luxury home sales (\$2,842,278,440)



**3.3%** Year-over-year increase in luxury sales volume



**10.5%** Percentage of all residential sales dollar volume in Houston-The Woodlands-Sugar Land MSA (\$27,051,720,843)



**2005** Median year built January-October 2019



**92** Average days on market January-October 2019



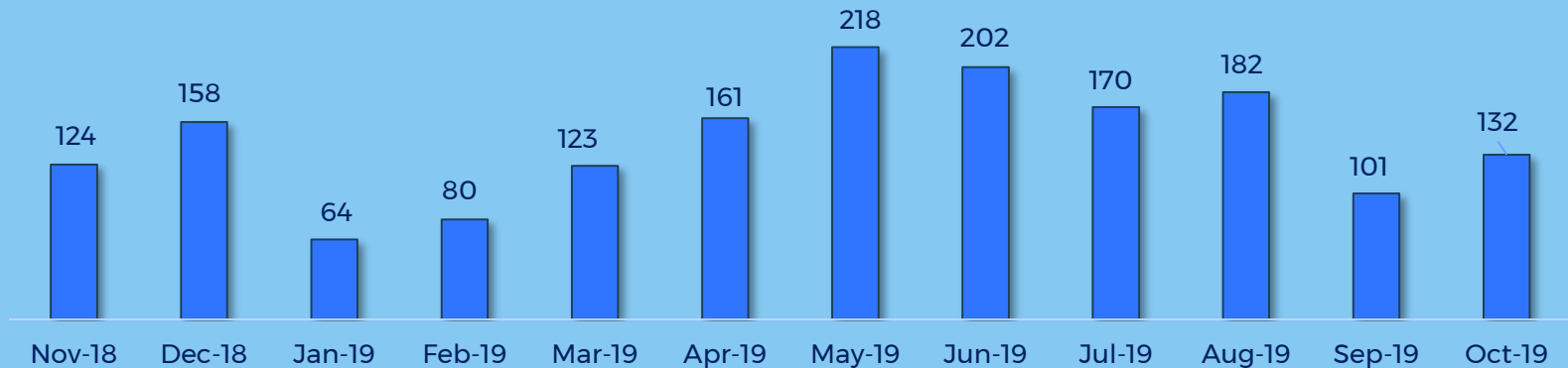
**4,944** New listings November 2018-October 2019



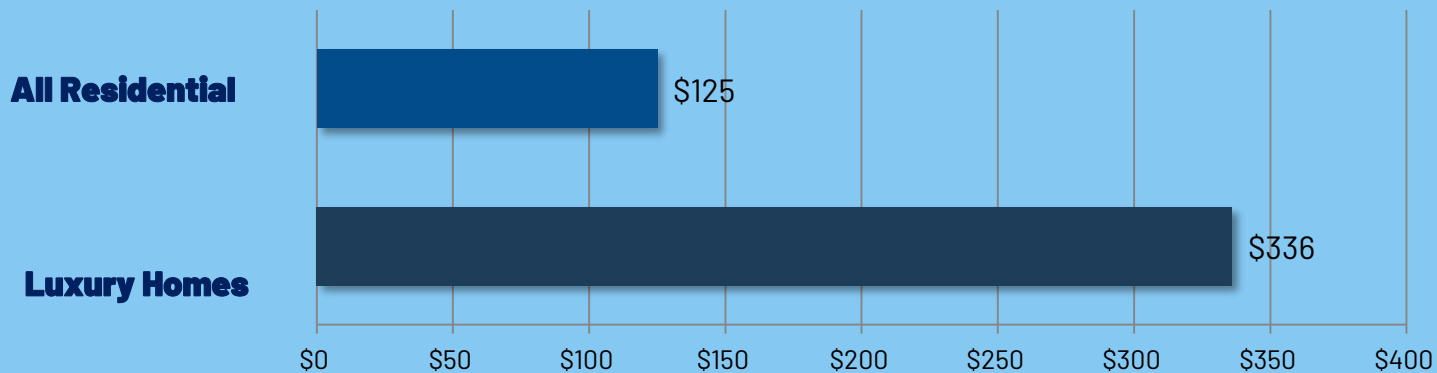
**12.6** Months of inventory as of October 2019

## HOUSTON-THE WOODLANDS-SUGAR LAND MSA

### 12-MONTH COMPARISON: SALES VOLUME HOUSTON-THE WOODLANDS-SUGAR LAND MSA



### AVERAGE PRICE PER SQUARE FOOT HOUSTON-THE WOODLANDS-SUGAR LAND MSA JANUARY - OCTOBER 2019



## SAN ANTONIO-NEW BRAUNFELS MSA

### SAN ANTONIO-NEW BRAUNFELS MSA HOME SALES \$1M+ NOVEMBER 2018-OCTOBER 2019



**211** Luxury home sales in the San Antonio-New Braunfels MSA



**\$319M** Sales dollar volume of luxury home sales (\$319,572,805)



**10.8%** Year-over-year increase in luxury sales volume



**3.4%** Percentage of all residential sales dollar volume in the San Antonio-New Braunfels MSA (\$9,308,480,305)



**2002** Median year built  
January-October 2019



**93** Average days on market  
January-October 2019



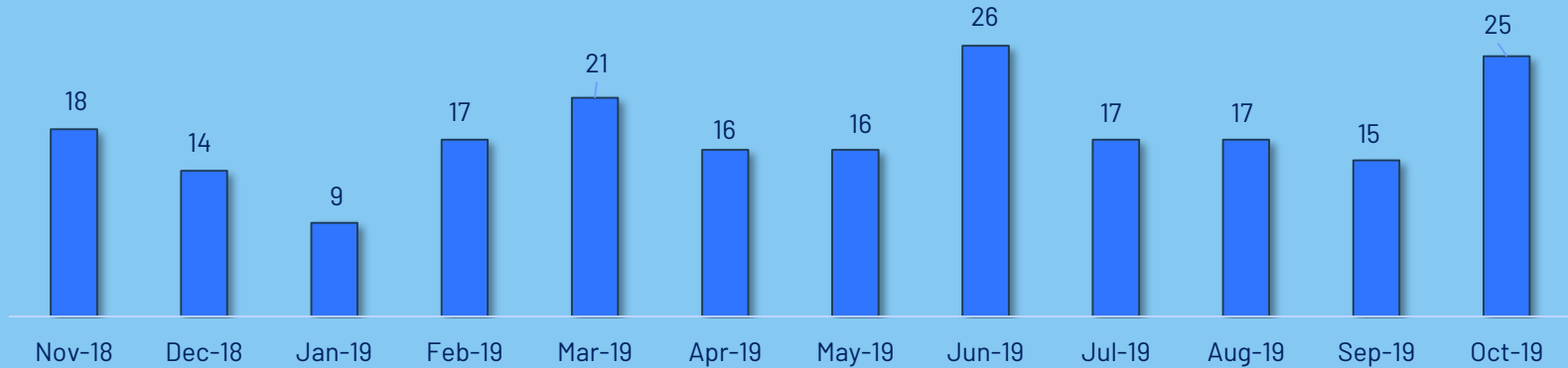
**560** New listings  
November 2018-October 2019



**18.8** Months of inventory  
as of October 2019

## SAN ANTONIO-NEW BRAUNFELS MSA

### 12-MONTH COMPARISON: SALES VOLUME SAN ANTONIO-NEW BRAUNFELS MSA



### AVERAGE PRICE PER SQUARE FOOT SAN ANTONIO-NEW BRAUNFELS MSA JANUARY - OCTOBER 2019

