



TEXAS SALES OF MILLION-DOLLAR HOMES REPORT

2025 Edition

SALES OF MILLION-DOLLAR HOMES IN TEXAS | 2025 Edition

ABOUT THE REPORT

Data for the **Texas Sales of Million-Dollar Homes 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 Texas Real Estate Research Center at Texas A&M University. The report analyzes single-family home sales priced \$1 million and higher from November 2024 through October 2025 for the entire state as well as for the Austin, Dallas-Fort Worth, Houston, and San Antonio metropolitan statistical areas. Real estate sales that occur outside of an MLS are not reflected in the report.

ABOUT TEXAS REALTORS®

Texas REALTORS® is a professional membership organization that represents all aspects of real estate in Texas. We are the advocates for REALTORS® and private property rights in Texas. Visit texasrealestate.com to learn more.

MEDIA CONTACT

David Gibbs
Hahn Agency
david.gibbs@hahn.agency
512-826-0754

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EXECUTIVE SUMMARY

The number of Texas homes that sold for \$1 million or higher from November 2024 to October 2025 increased 12% compared to the prior year. With 14,418 sales representing \$24.5 billion, the activity in this price range is the highest ever recorded.

The number of \$1 million+ homes accounted for 4.3% of total sales, up from 4% last year. Total dollar volume from these properties represented 17.2% of all residential sales volume across the state, up from 15.7% the previous year.

The average price per square foot of \$1 million+ homes increased from \$418 last year to \$423 this year, which is more than double the \$188 average price per square foot of all Texas homes.

Months of inventory in the \$1 million+ price range, a measurement of how long it would take to sell all homes currently for sale at the current pace of sales, increased to 8.3 months. Average days on market for these properties increased from 68 days last year to 72 days this year.

Almost 90% of \$1 million+ home sales this year took place in the state's four largest metro areas.

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STATEWIDE: HOMES SOLD FOR \$1 MILLION OR HIGHER

November 2024-October 2025



14,418 Homes sold for
\$1 million or more
Up from 12,886 the previous year



12% Increase in number of
million-dollar homes sold
compared to prior year



\$24.5B Total sales dollar
volume of homes that sold
for \$1 million or more
(\$24,463,542,970)



17.2% of all residential sales
dollar volume in Texas came
from million-dollar home sales



2008 Median year built



\$1,370,000 Median closing price
October 2025, down 0.4% from the previous year



72 Average days on market
October 2025, up from 68 the previous year



93% Closing price as a percentage
of original listing price
October 2025



32,793 New listings
November 2024-October 2025

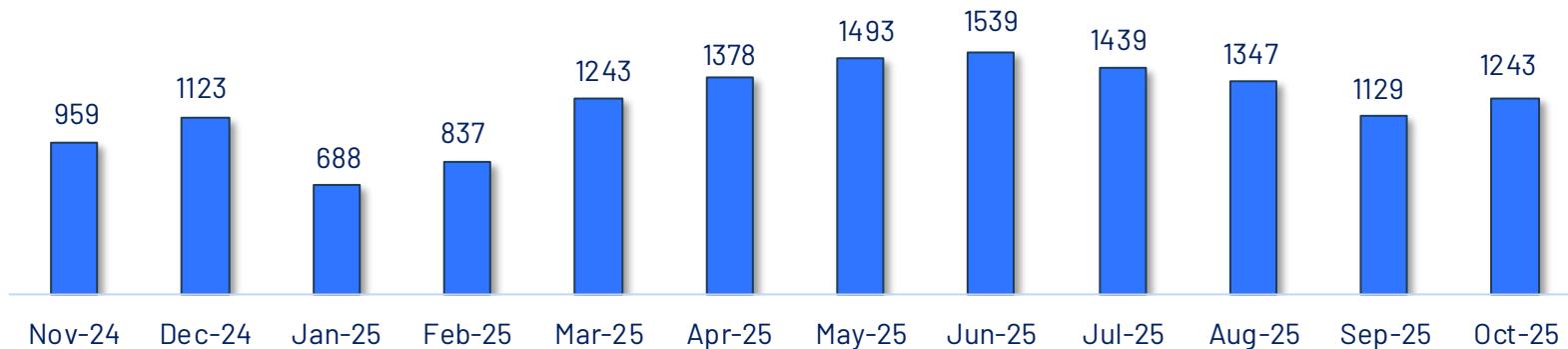


8.3 Months of inventory
October 2025, up from 7.3 the previous year

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Statewide - Texas

NUMBER OF SALES OF \$1 MILLION+ HOMES



AVERAGE PRICE PER SQUARE FOOT

October 2025

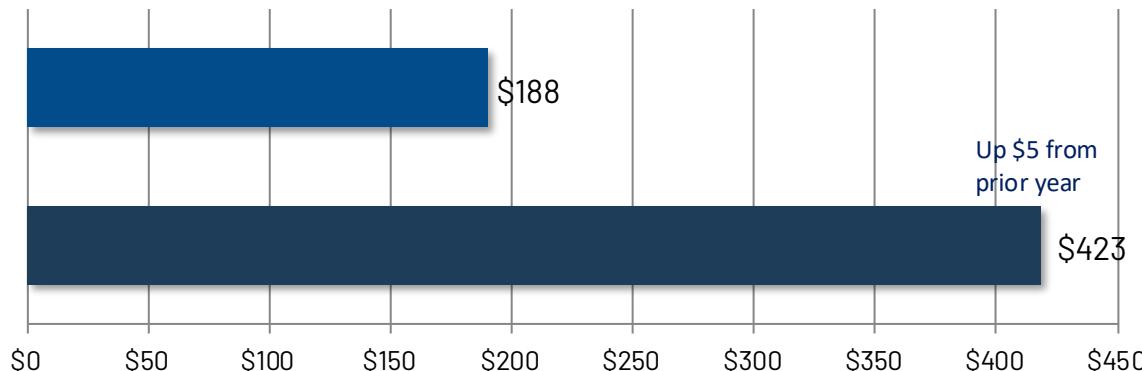
All Residential

\$188

Up \$5 from
prior year

\$1M+ Homes

\$423



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STATEWIDE HOME SALES \$1M+

November 2024–October 2025



89.4% of million-dollar homes sold in the state were sold in the 4 largest Metros in Texas



4.3% of all homes sold in Texas were million-dollar homes

Million-dollar homes sold

Austin-Round Rock-San Marcos MSA

2,714 homes sold

Dallas-Fort Worth-Arlington MSA

5,485 homes sold

Houston-Pasadena-The Woodlands MSA

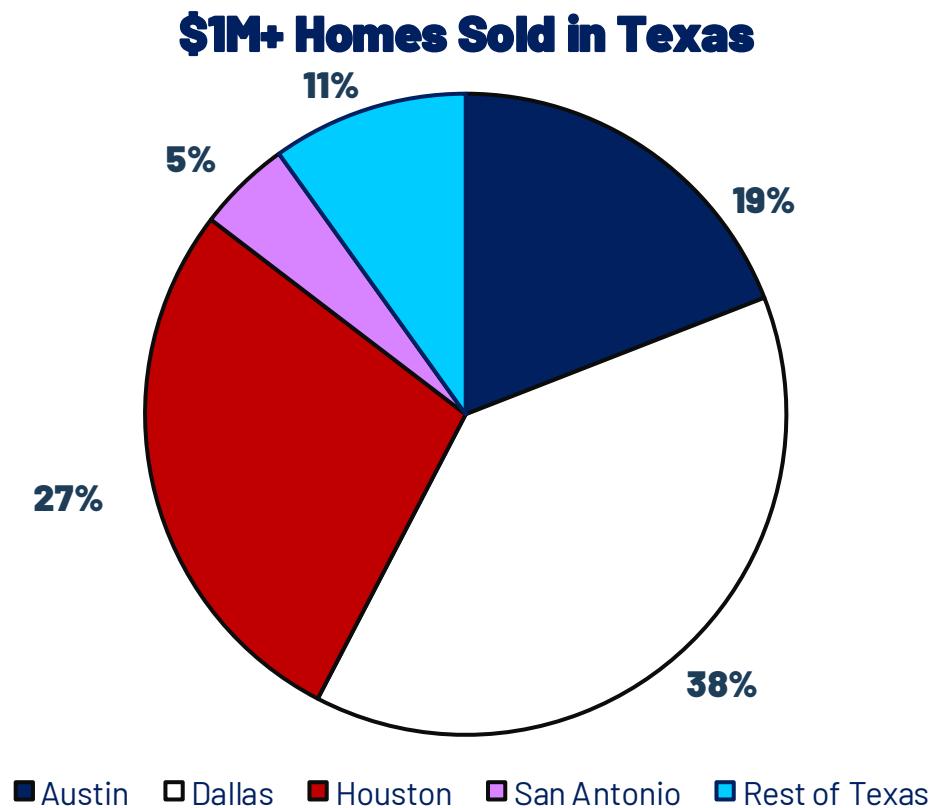
3,948 homes sold

San Antonio-New Braunfels MSA

736 homes sold

Rest of Texas

1,535 homes sold



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Austin-Round Rock-San Marcos MSA

November 2024-October 2025



2,714 Homes sold for
\$1 million or more
Up from 2,470 the previous year



10% Increase in number of
million-dollar homes sold
compared to prior year



\$4.6B Total sales dollar
volume of homes that sold
for \$1 million or more
(\$4,555,407,032)



26.3% of all residential
sales dollar volume in the
Austin-Round Rock-San Marcos
MSA came from million-dollar
home sales



2008 Median year built



\$1,325,000 Median closing price
October 2025, down 3.3% from the previous year



75 Average days on market
October 2025, down from 95 the previous year



93% Closing price as a percentage
of original listing price
October 2025



5,699 New listings
November 2024-October 2025

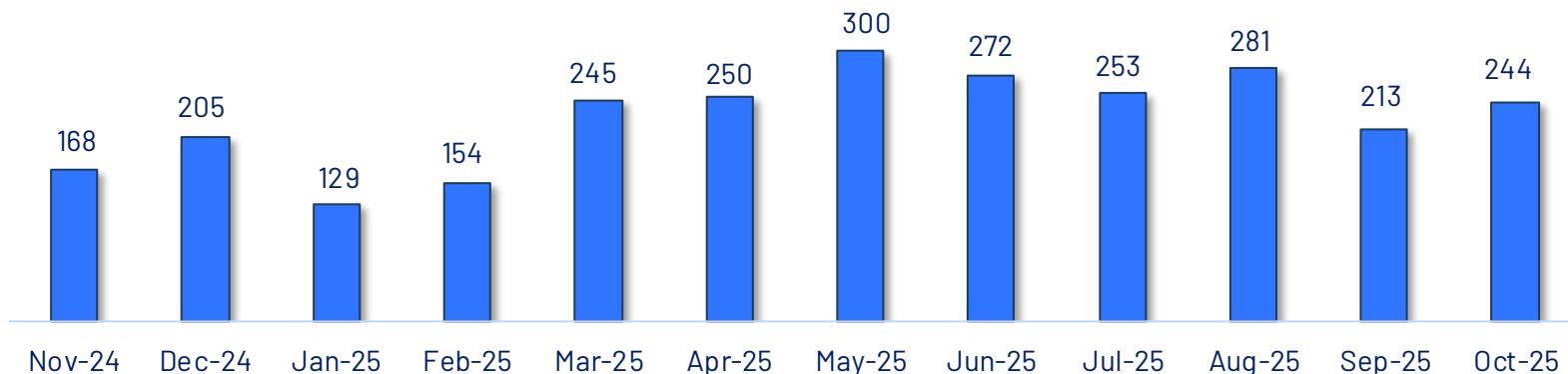


7.3 Months of inventory
October 2025, up from 6.8 the previous year

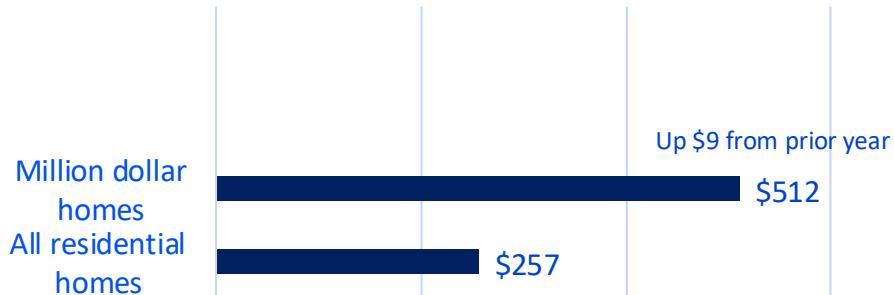
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Austin-Round Rock-San Marcos MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT October 2025



MEDIAN SQUARE FEET October 2025



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Dallas-Fort Worth-Arlington MSA

November 2024-October 2025



5,485 Homes sold for
\$1 million or more
Up from 4,989 the previous year



10% Increase in number of
million-dollar homes sold
compared to prior year



\$9.7B Total sales dollar
volume of homes that sold
for \$1 million or more
(\$9,682,347,618)



20.8% of all residential
sales dollar volume in the Dallas-
Fort Worth-Arlington MSA came
from million-dollar home sales



2007 Median year built



\$1,421,560 Median closing price
October 2025, up 4.3% from the previous year



61 Average days on market
October 2025, up from 57 the previous year



93% Closing price as a percentage
of original listing price
October 2025



10,878 New listings
November 2024-October 2025

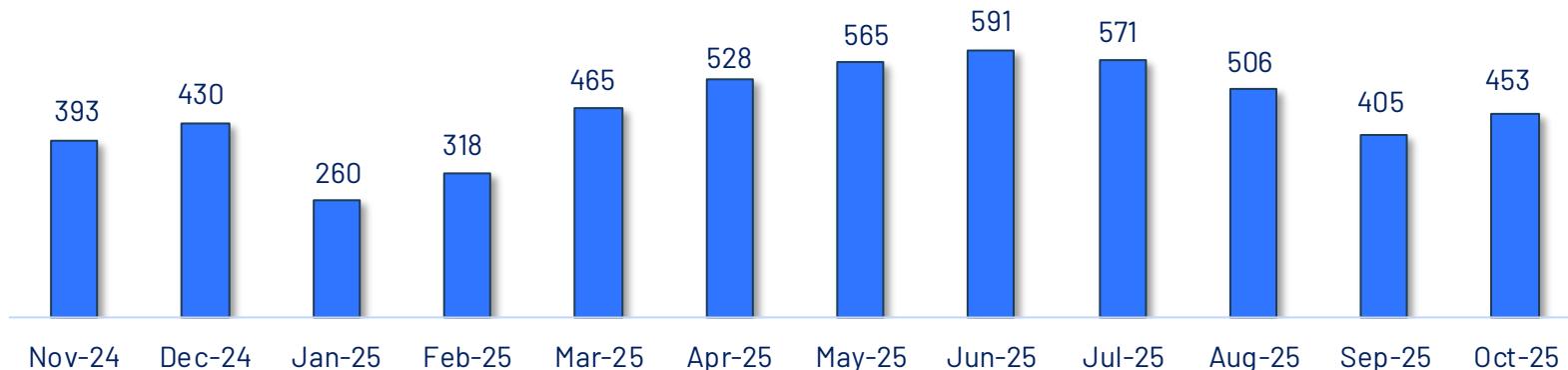


6.5 Months of inventory
October 2025, up from 5.6 the previous year

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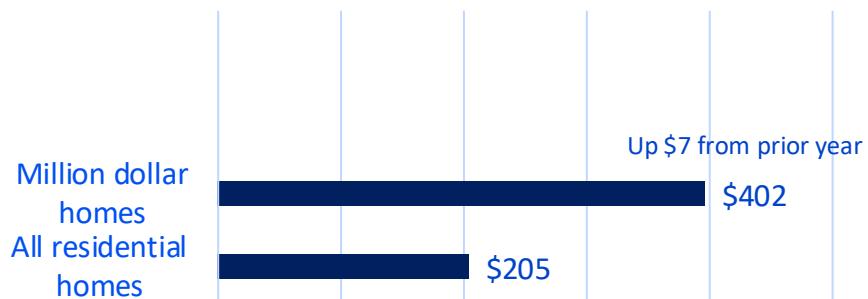
Dallas-Fort Worth-Arlington MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



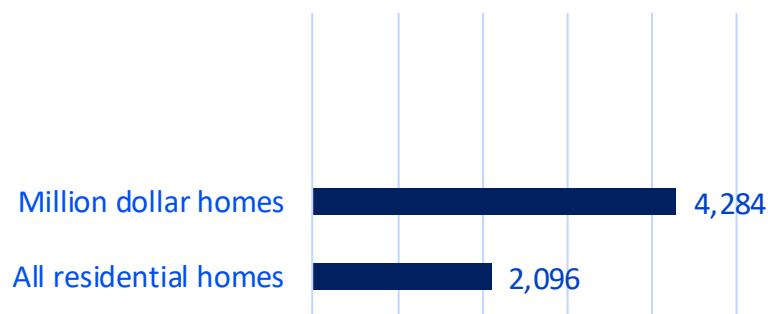
AVERAGE PRICE PER SQUARE FOOT

October 2025



MEDIAN SQUARE FEET

October 2025



SALES OF MILLION-DOLLAR HOMES IN TEXAS | 2025 Edition

Houston-Pasadena-The Woodlands MSA

November 2024-October 2025



3,948 Homes sold for
\$1 million or more
Up from 3,359 the previous year



18% Increase in number of
million-dollar homes sold
compared to prior year



\$6.8B Total sales dollar
volume of homes that sold
for \$1 million or more
(\$6,760,268,292)



17.8% of all residential
sales dollar volume in the
Houston-Pasadena-The
Woodlands MSA came from
million-dollar home sales



2008 Median year built



\$1,385,000 Median closing price
October 2025, down 1.1% from the previous year



55 Average days on market
October 2025, up from 49 the previous year



94% Closing price as a percentage
of original listing price
October 2025



9,613 New listings
November 2024-October 2025



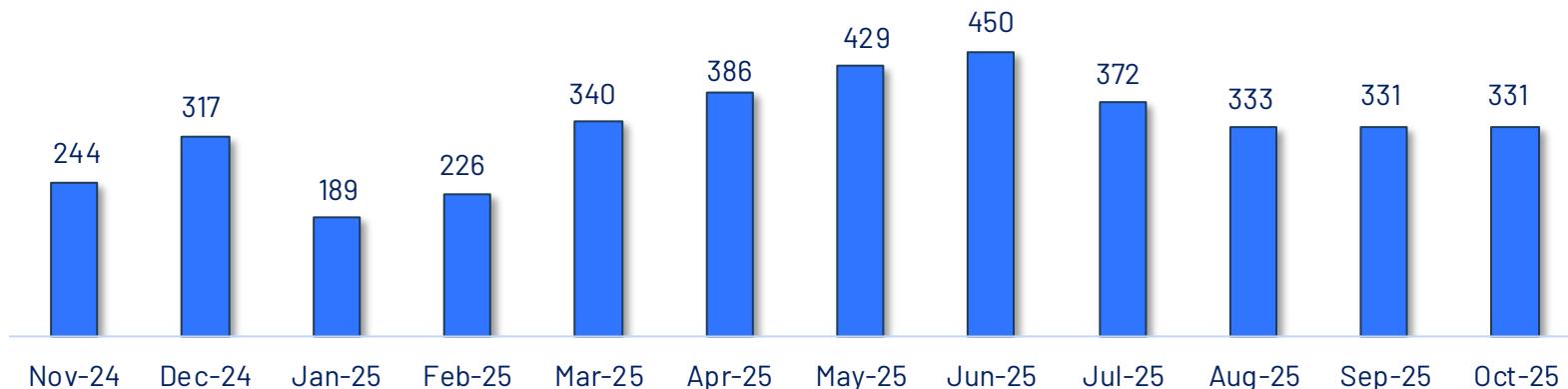
6.7 Months of inventory
October 2025, up from 5.9 the previous year



SALES OF MILLION-DOLLAR HOMES IN TEXAS | 2025 Edition

Houston-Pasadena-The Woodlands MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT

October 2025



MEDIAN SQUARE FEET

October 2025



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San Antonio-New Braunfels MSA

November 2024-October 2025



736 Homes sold for
\$1 million or more
Up from 650 the previous year



13% Increase in number of
million-dollar homes sold
compared to prior year



\$1.1B Total sales dollar
volume of homes that sold
for \$1 million or more
(\$1,050,955,783)



8.6% of all residential sales
dollar volume in the San
Antonio-New Braunfels MSA
came from million-dollar
home sales



2011 Median year built



\$1,300,709 Median closing price
October 2025, up 3% from the previous year



99 Average days on market
October 2025, up from 89 the previous year



90% Closing price as a percentage
of original listing price
October 2025



1,777 New listings
November 2024-October 2025

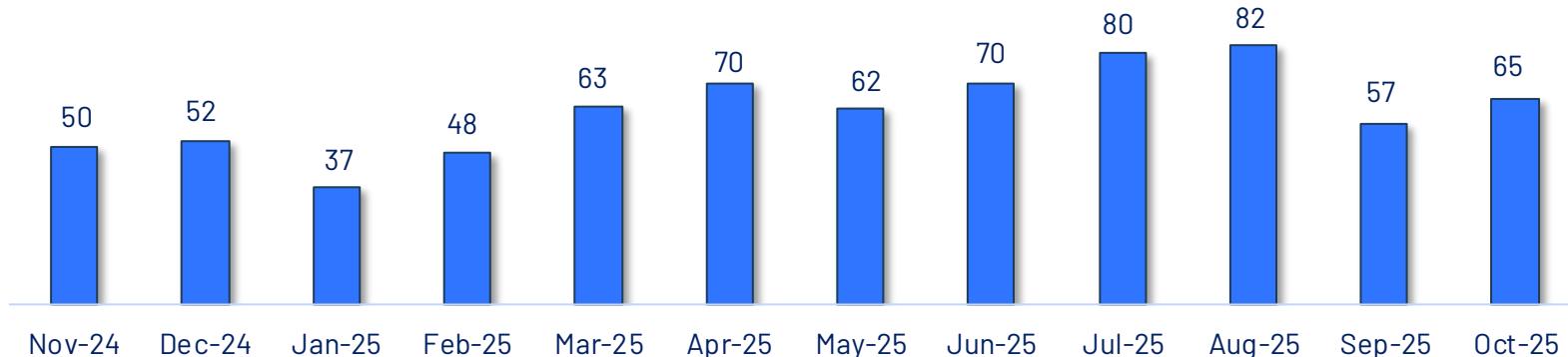


13.1 Months of inventory
October 2025, up from 11 the previous year

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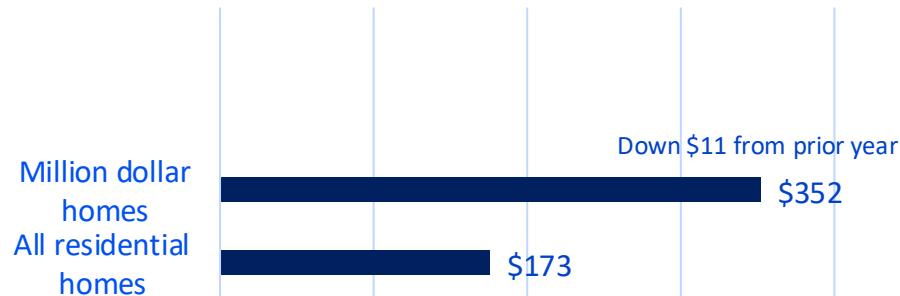
San Antonio-New Braunfels MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT

October 2025



MEDIAN SQUARE FEET

October 2025

