



TEXAS
SALES OF MILLION-DOLLAR HOMES
REPORT

2024 Edition

SALES OF MILLION-DOLLAR HOMES IN TEXAS | 2024 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 2023 through October 2024 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.

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EXECUTIVE SUMMARY

The number of Texas homes that sold for \$1 million or higher from November 2023 to October 2024 increased 10% compared to the prior year. With 12,888 sales representing \$21.4 billion, the activity in this price range is the second highest ever recorded, trailing only the period from November 2021 to October 2022 when 13,998 sales totaled \$22.6 billion.

The number of \$1 million+ homes accounted for 4% of total sales, up from 3.6% last year. Total dollar volume from these properties represented 15.7% of all residential sales volume across the state, up from 14.3% the previous year.

The average price per square foot of \$1 million+ homes increased from \$409 last year to \$418 this year, which is more than double the \$190 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 8.1 months from 7.6 months. Average days on market for these properties increased from 58 days last year to 68 days this year.

Nearly 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 2023-OCTOBER 2024



12,888 Homes sold for \$1 million or more
Up from 11,780 the previous year



\$21.4B Total sales dollar volume of homes that sold for \$1 million or more (\$21,403,716,117)



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



15.7% of all residential sales dollar volume in Texas came from million-dollar home sales



2008 Median year built
Homes sold October 2024



68 Average days on market
October 2024, up from 58 the previous year



28,325 New listings
November 2023-October 2024



8.1 Months of inventory
October 2024, up from 7.6 the previous year

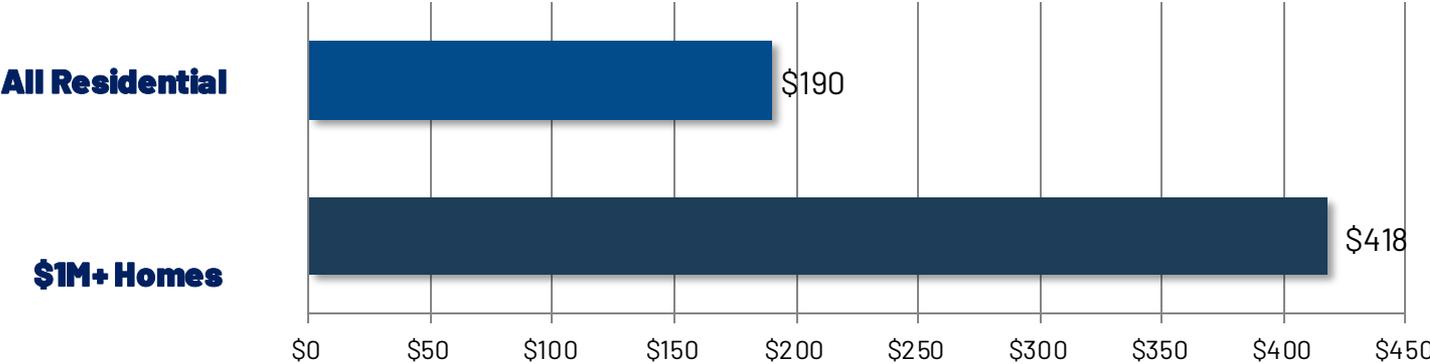
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STATEWIDE - TEXAS

NUMBER OF SALES OF \$1 million+ HOMES



AVERAGE PRICE PER SQUARE FOOT OCTOBER 2024



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STATEWIDE HOME SALES \$1M+

NOVEMBER 2023–OCTOBER 2024



89% of million-dollar homes sold in the state were sold in the 4 largest Metros in Texas



4% of all homes sold in Texas were million-dollar homes

Million-dollar homes sold

Austin-Round Rock MSA

2,461 homes sold

Dallas-Fort Worth-Arlington MSA

4,992 homes sold

Houston-The Woodlands-Sugar Land MSA

3,371 homes sold

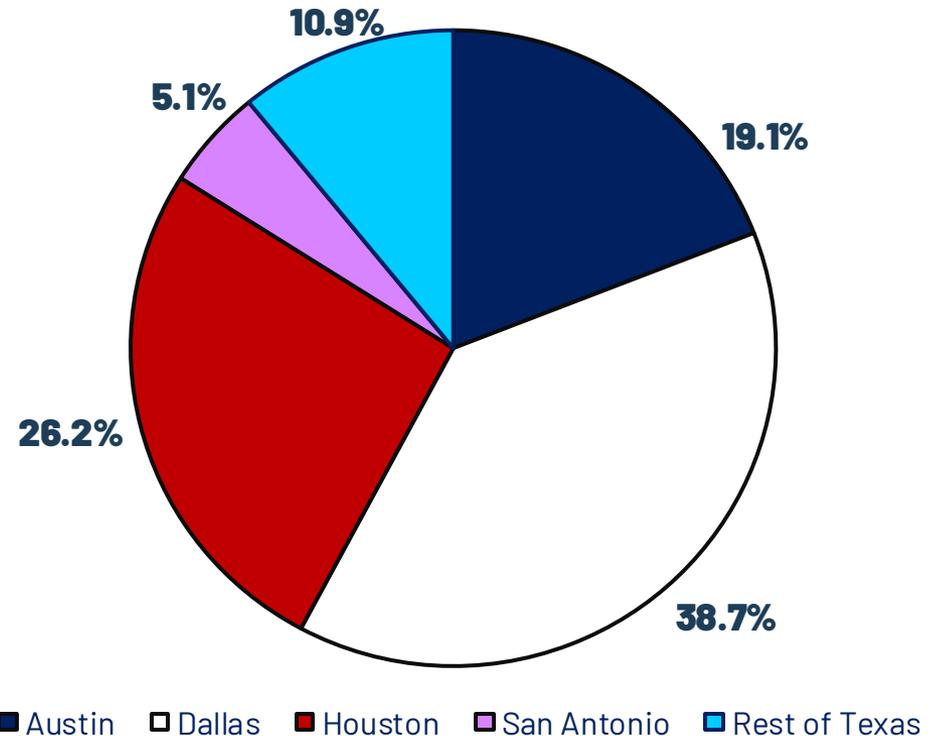
San Antonio-New Braunfels MSA

656 homes sold

Rest of Texas

1,408 homes sold

\$1M+ Homes Sold in Texas



AUSTIN-ROUND ROCK MSA

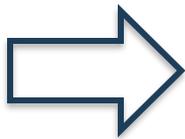
HOME SALES \$1M+ NOVEMBER 2022-OCTOBER 2023



2,461 Homes sold for \$1 million or more



\$4.1B Total sales dollar volume of homes that sold for \$1 million or more (\$4,058,871,936)



Flat Number of million-dollar homes sold compared to prior year (5 more sales this year)



23% of all residential sales dollar volume in the Austin-Round Rock MSA came from million-dollar home sales



2008 Median year built



94 Average days on market
In October 2024, up from 74 the previous year



5,171 New listings
November 2023–October 2024



7.6 Months of inventory
in October 2024, down from 7.7 the previous year

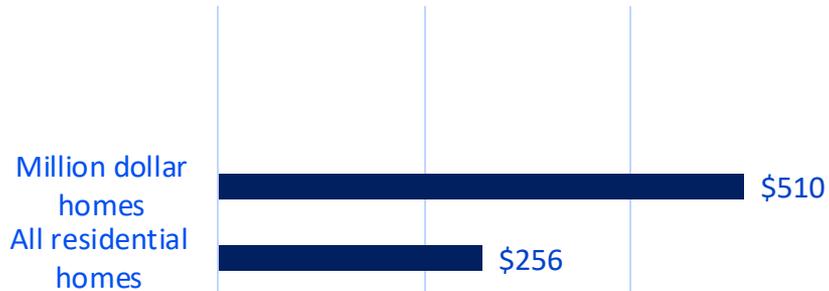
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AUSTIN-ROUND ROCK MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT OCTOBER 2024



Median Square Feet OCTOBER 2024



DALLAS-FORT WORTH-ARLINGTON MSA

HOME SALES \$1M+ NOVEMBER 2023-OCTOBER 2024



4,992 Homes sold for \$1 million or more



\$8.5B Total sales dollar volume of homes that sold for \$1 million or more (\$8,480,194,709)



14% increase in number of million-dollar homes sold compared to prior year



19% of all residential sales dollar volume in the Dallas-Fort Worth-Arlington MSA came from million-dollar home sales



2007 Median year built



57 Average days on market
In October 2024, up from 44 the previous year



9,340 New listings
November 2023-October 2024

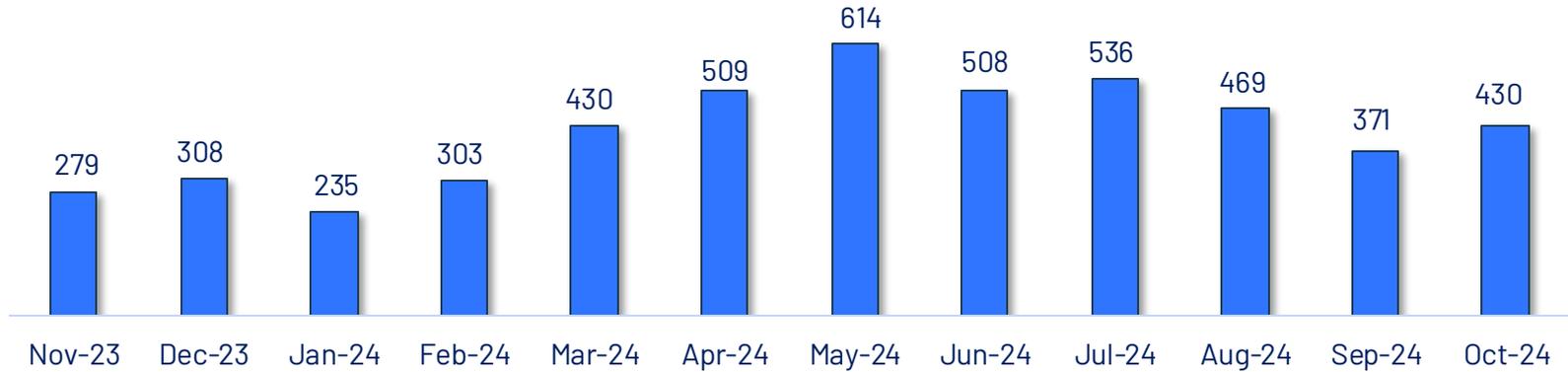


6 Months of inventory
in October 2024, up from 5.8 the previous year

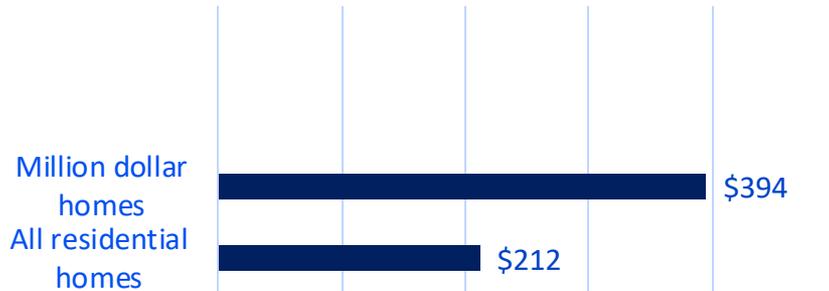
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DALLAS-FORT WORTH-ARLINGTON MSA

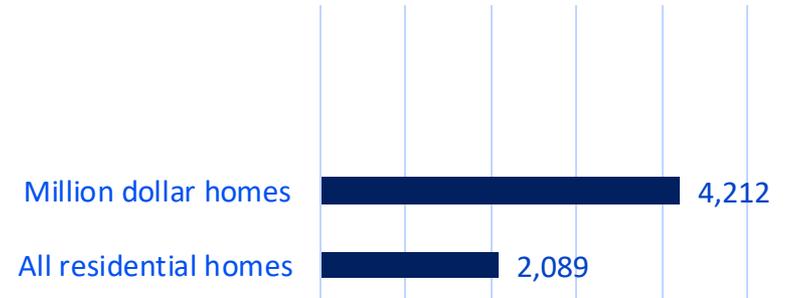
NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT OCTOBER 2024



Median Square Feet OCTOBER 2024



HOUSTON-THE WOODLANDS-SUGAR LAND MSA

HOME SALES \$1M+ NOVEMBER 2023-OCTOBER 2024



3,371 Homes sold for \$1 million or more



\$5.7B Total sales dollar volume of homes that sold for \$1 million or more (\$5,678,235,063)



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



16% of all residential sales dollar volume in Houston-The Woodlands-Sugar Land MSA came from million-dollar home sales



2007 Median year built



49 Average days on market
In October 2024, down from 52 the previous year



7,787 New listings
November 2023-October 2024

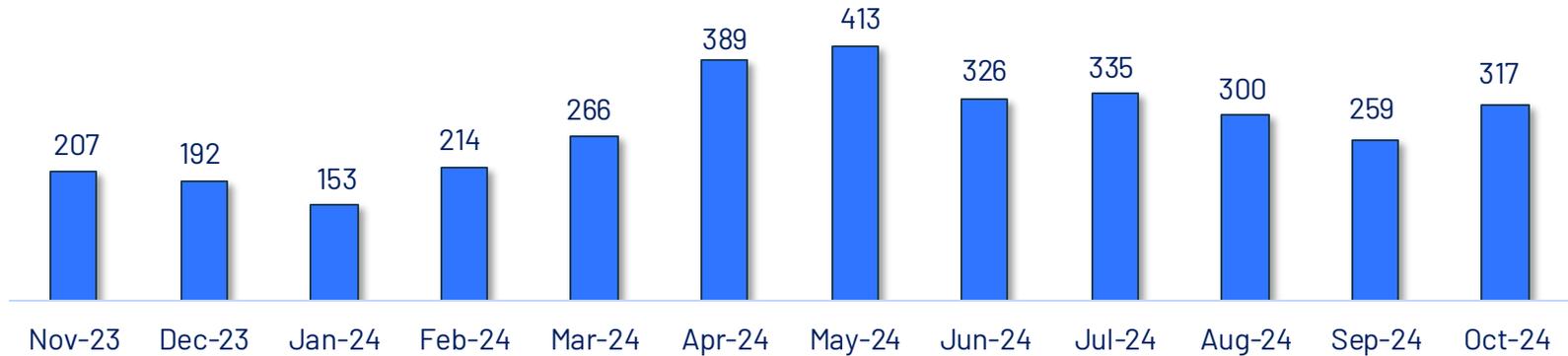


6.4 Months of inventory
in October 2023, up from 5.9 the previous year

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HOUSTON-THE WOODLANDS-SUGAR LAND MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT OCTOBER 2024



Median Square Feet OCTOBER 2024



SAN ANTONIO-NEW BRAUNFELS MSA

HOME SALES \$1M+ NOVEMBER 2023-OCTOBER 2024



656 Homes sold for \$1 million or more



\$957M Total sales dollar volume of homes that sold for \$1 million or more (\$956,800,632)



4% increase in number of million-dollar homes sold compared to prior year



8% of all residential sales dollar volume in the San Antonio-New Braunfels MSA came from million-dollar home sales



2009 Median year built



86 Average days on market
In October 2024, up from 60 the previous year



1,552 New listings
November 2023-October 2024

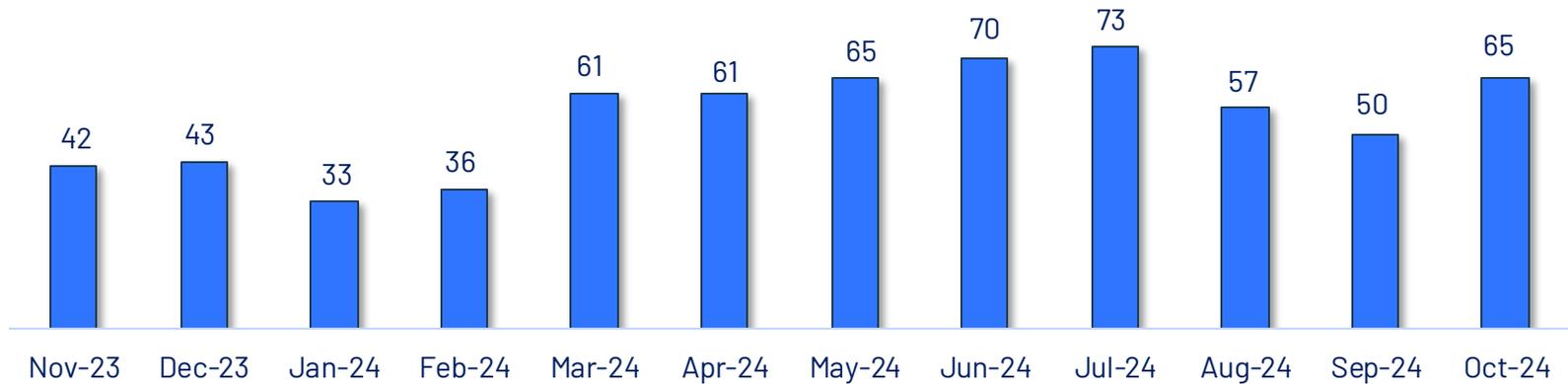


12.4 Months of inventory
in October 2024, up from 10.8 the previous year

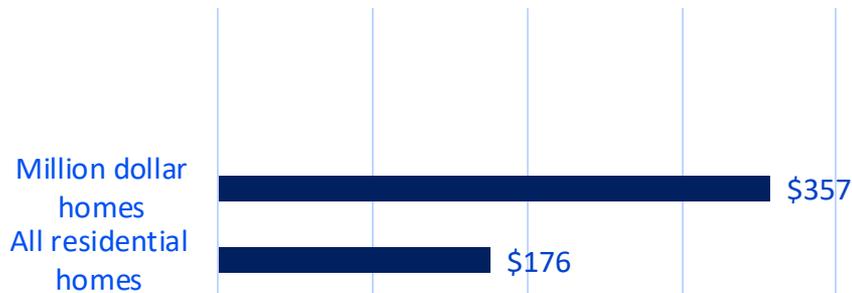
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SAN ANTONIO-NEW BRAUNFELS MSA

NUMBER OF SALES OF MILLION-DOLLAR HOMES



AVERAGE PRICE PER SQUARE FOOT OCTOBER 2024



Median Square Feet OCTOBER 2024

