

New Braunfels Housing Market Guide 2026

Hill Country Living at its best

Introduction

New Braunfels blends small-town charm with Hill Country beauty, featuring the Comal and Guadalupe Rivers, Schlitterbahn, and German heritage. In 2026, the market is cooling slightly from past booms, offering better affordability and selection.

Current Market Snapshot (Early 2026)

Median Home Price: Around \$329,000–\$399,000 (recent sales ~\$329K–\$360K, values ~\$345K).

Year-over-Year Trend: Prices down 0–5% in many segments, with some areas seeing sharper corrections.

Days on Market: 90–120+ days, giving buyers more time and leverage

Inventory: Elevated supply (some reports show multi-month levels), shifting toward balance.

Key Appeal: Family-oriented with excellent schools, outdoor recreation, and quick access to San Antonio/Austin

What to Expect When Buying in New Braunfels

- **Home Types:** Single-family homes, waterfront properties, and growing subdivisions.
- **Popular Areas:** Gruene, Canyon Lake proximity, or established neighborhoods like Vintage Oaks.
- **Market Outlook:** Stabilization expected in 2026 with modest growth possible as rates ease.

Tips for Buyers

- Negotiate—longer market times favor offers below list.
- Factor in HOA fees in newer communities.
- Explore river-adjacent properties for lifestyle perks (but check flood insurance).

POPULAR NEIGHBORHOODS

- Vintage Oaks
- Veramendi
- River Chase
- Legend pond
- Highland Grove
- Oak Run

Let's find your New Braunfels dream home—reach out for tours or market alerts!

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