



JULY 2025

HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA MARKET SEES A RISE IN EXISTING HOME SALES AS INVENTORY SURGES IN JUNE.

The Houston Housing Market:

New Home Sales – John Burns Real Estate Consulting (JBREC) reported that sales of new single-family housing (measured in a trailing 12 months) in the Houston area decreased 9.0% year-over-year in May 2025 from 42,296 sales to 38,692 sales.

JBREC also noted the May 2025 median price for new single-family homes was \$327,400, an increase of 4.0% year-over-year.

Existing Home Sales – [The Houston Association of Realtors \(HAR\)](#) reports that existing single-family home sales in June 2025 increased 12.5% to 8,588 sales from 7,637 sales in June 2024.

The average price of an existing single-family home increased 4.4% to \$450,235 in June 2025, and the median price saw an increase of 0.2% to be \$346,651.

Pending single-family home sales increased 10.1% year-over-year to 8,541 pending sales in June 2025.

HAR Chair Shae Cottar with LPT Realty weighed in on the market saying, “Although the average home price hit a record high in June, it’s important to remember that the median price is a more reliable gauge of market conditions.” He went on to say that, “The fact that the median price was virtually unchanged indicates that prices are holding steady overall. With inventory at record highs and buyer demand on the rise, Houston’s housing market is showing healthy signs of balance.”

Total active listings of single-family homes in the Houston area increased 27.2% to 59,492 active listings in June 2025.

Single-family home inventory increased by 1.2 months from 4.2 months of supply in June 2024 to 5.4 months in June 2025. According to the National Association of Realtors, a balanced market falls within 4.0 - 6.0 months of inventory.

The Houston and Texas Economy:

According to the [Texas Workforce Commission's](#) July press release, Texas' seasonally adjusted civilian labor force achieved a new high of 15,850,100.

The press release goes on to state that Texas added 198,300 nonfarm positions from June 2024 to June 2025. This reflected a 1.4% annual growth rate, which outpaced the nation by 0.3%.

“TWC supports a business-friendly environment, which attracts employers to Texas, creates new career paths, and contributes to a more prosperous workforce,” said TWC Commissioner Representing Employers Joe Esparza. “Key sectors like Private Education and Health Services continue to add thousands of jobs and highlight the opportunities for Texas employers.”

NEW HOME SALES	MAY 2024	MAY 2025	CHANGE
NEW HOME SALES (TTM)	42,296	38,692	-9.0%
NEW HOME MEDIAN SALES PRICE	\$314,900	\$327,400	4.0%
EXISTING HOME SALES	JUNE 2024	JUNE 2025	CHANGE
TOTAL ACTIVE LISTINGS	46,754	59,492	27.2%
SINGLE-FAMILY HOME SALES	7,637	8,588	12.5%
SINGLE-FAMILY AVG. SALES PRICE	\$431,212	\$450,235	4.4%
SINGLE-FAMILY MEDIAN SALES PRICE	\$345,990	\$346,651	0.2%
SINGLE-FAMILY MONTHS INVENTORY*	4.2 months	5.4 months	1.2 months
SINGLE-FAMILY PENDING SALES	7,757	8,541	10.1%

*Months inventory estimates the number of months it will take to deplete current active inventory based on the prior 12 months sales activity.