



**CONNOR  
INVESTMENT**

REAL ESTATE

**MARCH 2026**

## **HOUSTON REAL ESTATE MARKET UPDATE**

THE HOUSTON MSA MARKET IS RETURNING  
TO A MORE BALANCED PACE AS Q2 ARRIVES.

### **The Houston Housing Market:**

**New Housing Market** - [The Texas ATM Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the Houston-Pasadena-The Woodlands MSA in January 2026 measured year-over-year to be 3,256, posting a 20.8% decrease.

Please note, due to the recent government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

**Existing Housing Market** - [The Houston Association of Realtors \(HAR\)](#) reports that existing single-family home sales in February 2026 decreased 2.2% to 5,918 sales from 6,050 sales in February 2025.

The average price of an existing single-family home increased 2.0% to \$415,091 in February 2026, and the median price saw a decrease of 0.9% to be \$322,078.

Pending single-family home sales increased 13.0% year-over-year to 7,894 pending sales in February 2026.

"The Houston market continues to show signs of balance," said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. "Buyer interest remains strong, and the increase in showings and pending sales tells us the spring market is already beginning to take shape."

Single-family home inventory increased by 0.5 months from 4.3 months of supply in February 2025 to 4.8 months in February 2026. 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](#) January press release, Texas' seasonally adjusted civilian labor force registered at 15,964,000.

The press release goes on to state that Texas added 132,500 nonfarm positions from December 2024 to December 2025. This reflected a 0.9% annual growth rate, which outpaced the nation by 0.5%.

"Texas added more than 19,000 jobs in December, with growth spread across a majority of major industries," said TWC Chairman Joe Esparza. "We are focused on ensuring Texas remains a national leader in economic opportunity through innovative, forward-looking initiatives like Skills for Small Business, the Texas Internship Network, and Texas Industry-Recognized apprenticeships."

<b>NEW HOUSING MARKET</b>	<b>JANUARY 2025</b>	<b>JANUARY 2026</b>	<b>CHANGE</b>
SINGLE-FAMILY HOME BUILDING PERMITS*	4,112	3,256	-20.8%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	4,112	3,256	-20.8%
<b>EXISTING HOUSING MARKET</b>	<b>FEBRUARY 2025</b>	<b>FEBRUARY 2026</b>	<b>CHANGE</b>
TOTAL ACTIVE LISTINGS	48,736	55,710	14.3%
SINGLE-FAMILY HOME SALES	6,050	5,918	-2.2%
SINGLE-FAMILY AVG. SALES PRICE	\$406,911	\$415,091	2.0%
SINGLE-FAMILY MEDIAN SALES PRICE	\$325,000	\$322,078	-0.9%
SINGLE-FAMILY MONTHS INVENTORY**	4.3 months	4.8 months	0.5 months
SINGLE-FAMILY PENDING SALES	6,986	7,894	13.0%

\*Single-Family Building Permits is a leading indicator of new home construction volume. Due to government shutdown, the availability of Single-Family Building Permits data may be delayed. The values shown reflect the most recent data available.

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