



**CONNOR
INVESTMENT**

REAL ESTATE

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HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA HOUSING MARKET REMAINS BALANCED AS SUMMER ARRIVES.

The Houston Housing Market:

New Housing Market - [The Texas A&M Texas Real Estate Research Center](#) reported the number of single-family building permits issued in the Houston-Pasadena-The Woodlands MSA in April 2026 measured year-over-year to be 4,251, posting a 3.9% decrease compared to April 2025.

The number of single-family building permits issued year-to-date (YTD) measured 15,848. This marks a 8.3% decrease when compared to 2025.

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 May 2026 decreased 3.2% to 8,631 sales from 8,915 sales in May 2025.

The average price of an existing single-family home increased 2.3% to \$447,301 in May 2026 compared to May 2025, and the median price also saw an increase of 0.4% to \$340,000 versus May 2025.

Pending single-family home sales increased 5.8% year-over-year to 9,172 in May 2026.

"The increase in contract activity tells us prospective buyers remain confident in our local housing market," said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. "People are continuing to make moves for life reasons, and many are finding that today's market offers more flexibility and more choices than we've seen in recent years."

Single-family home inventory was 5.1 months in May 2026 and saw no change year-over-year. 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](#) June press release, Texas' seasonally adjusted civilian labor force registered at 15,901,600.

The press release goes on to state that Texas added 98,000 nonfarm positions from May 2025 to May 2026. This reflected a 0.7% annual growth rate, which outpaced the nation by 0.4%.

"The addition of more than 17,000 positions in May highlights the industriousness of Texas employers and expanding opportunities for Texas' highly skilled workforce," said TWC Chairman Joe Esparza. "Driven by our entrepreneurial spirit, Texas continues to outpace the nation in job growth, and TWC offers a wide variety of programs to maintain this momentum."



NEW HOUSING MARKET	APRIL 2025	APRIL 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	4,423	4,251	-3.9%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	17,279	15,848	-8.3%
EXISTING HOUSING MARKET	MAY 2025	MAY 2026	CHANGE
TOTAL ACTIVE LISTINGS	57,188	57,592	0.7%
SINGLE-FAMILY HOME SALES	8,915	8,631	-3.2%
SINGLE-FAMILY AVG. SALES PRICE	\$437,279	\$447,301	2.3%
SINGLE-FAMILY MEDIAN SALES PRICE	\$338,611	\$340,000	0.4%
SINGLE FAMILY MONTHS INVENTORY**	5.1 months	5.1 months	NO CHANGE
SINGLE-FAMILY PENDING SALES	8,670	9,172	5.8%

*Single-Family Building Permits is a leading indicator of new home construction volume. Due to government shutdown, the availability of Single-Family Building Permits 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.