



**CONNOR
INVESTMENT**

REAL ESTATE

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HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA HOUSING MARKET REMAINS STEADY AS SALES ACTIVITY RISES.

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 February 2026 measured year-over-year to be 3,839, posting a 5.7% decrease compared to February 2025.

The number of single-family building permits issued year-to-date (YTD) measured 7,104. This marks a 13.2% 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 March 2026 increased 3.7% to 7,644 sales from 7,369 sales in March 2025.

The average price of an existing single-family home decreased 1.2% to \$420,510 in March 2026 compared to March 2025, and the median price saw also a decrease of 1.5% to \$330,000 versus March 2025.

Pending single-family home sales increased 12.8% year-over-year to 9,474 pending sales in March 2026.

"The market is in a really steady place right now," said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. "Buyers are still active, prices are moderating and inventory is leveling out. Interest rates will be something to watch, but the market is on solid footing this spring."

Single-family home inventory increased by 0.2 months from 4.5 months of supply in March 2025 to 4.7 months in March 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](#) April press release, Texas' seasonally adjusted civilian labor force registered at 15,941,800.

The press release goes on to state that Texas added 121,200 nonfarm positions from February 2025 to February 2026. This reflected a 0.5% annual growth rate, which outpaced the nation by 0.4%.

"Texas' over-the-year growth trajectory remains strong because we have cultivated a pro-business climate that helps employers grow and generate new opportunities for working Texans," said TWC Chairman Joe Esparza. "The Texas Workforce Commission is investing strategically in programs that foster long-term economic prosperity across all regions of our state."



NEW HOUSING MARKET	FEBRUARY 2025	FEBRUARY 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	4,073	3,839	-5.7%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	8,185	7,104	-13.2%
EXISTING HOUSING MARKET	MARCH 2025	MARCH 2026	CHANGE
TOTAL ACTIVE LISTINGS	51,101	55,611	8.8%
SINGLE-FAMILY HOME SALES	7,369	7,644	3.7%
SINGLE-FAMILY AVG. SALES PRICE	\$425,607	\$420,510	-1.2%
SINGLE-FAMILY MEDIAN SALES PRICE	\$335,000	\$330,000	-1.5%
SINGLE FAMILY MONTHS INVENTORY**	4.5 months	4.7 months	0.2 months
SINGLE-FAMILY PENDING SALES	8,400	9,474	12.8%

*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.