



HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA HOUSING MARKET SEES AN UPTICK IN EXISTING HOME SALES AND INVENTORY IN APRIL.

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 March 2026 measured year-over-year to be 4,493, posting a 3.8% decrease compared to March 2025.

The number of single-family building permits issued year-to-date (YTD) measured 11,597. This marks a 9.8% 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 April 2026 increased 4.4% to 8,196 sales from 7,852 sales in April 2025.

The average price of an existing single-family home decreased 1.4% to \$428,709 in April 2026 compared to April 2025, and the median price also saw a decrease of 1.6% to \$332,000 versus April 2025.

Pending single-family home sales increased 9.4% year-over-year to 9,476 in April 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 0.1 months from 4.8 months of supply in April 2025 to 4.9 months in April 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](#) March press release, Texas' seasonally adjusted civilian labor force registered at 15,916,600.

The press release goes on to state that Texas added 117,200 nonfarm positions from March 2025 to March 2026. This reflected a 0.8% annual growth rate, which outpaced the nation by 0.6%.

"Texas continues to be a powerhouse for job creation, adding more than 117,000 jobs over the year, thanks to the dynamic economy fostered by the Texas Workforce Commission and our many local partners," said TWC Commissioner Representing the Public Brent Connett. "We are committed to bridging the gap between employers' needs and our incredibly skilled workforce, so we can take our talent to the next level."

NEW HOUSING MARKET	MARCH 2025	MARCH 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	4,671	4,493	-3.8%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	12,856	11,597	-9.8%
EXISTING HOUSING MARKET	APRIL 2025	APRIL 2026	CHANGE
TOTAL ACTIVE LISTINGS	54,198	57,436	6.0%
SINGLE-FAMILY HOME SALES	7,852	8,196	4.4%
SINGLE-FAMILY AVG. SALES PRICE	\$434,925	\$428,709	-1.4%
SINGLE-FAMILY MEDIAN SALES PRICE	\$337,500	\$332,000	-1.6%
SINGLE FAMILY MONTHS INVENTORY**	4.8 months	4.9 months	0.1 months
SINGLE-FAMILY PENDING SALES	8,660	9,476	9.4%

*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.