CONNOR INVESTMENT
REAL ESTATE

JULY 2026

HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA SINGLE-FAMILY NEW HOUSING MARKET SHOWED SIGNS OF STABILIZATION IN JUNE 2026.

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 May 2026 measured year-over-year to be 4,039, posting a 11.9% decrease compared to May 2025.

The number of single-family building permits issued year-to-date (YTD) measured 19,887. This marks a 9.1% 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 June 2026 increased 3.5% to 8,820 sales from 8,525 sales in June 2025.

The average price of an existing single-family home increased 1.2% to $455,159 in June 2026 compared to June 2025, and the median price saw a decrease of 0.3% to $345,000 versus June 2025.

Pending single-family home sales increased 12.3% year-over-year to 8,804 in June 2026.

“We’re seeing a little more breathing room on both sides of the transaction,” said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. “Buyers are definitely still out there, and when the home is priced right, it’s moving. The difference now is they’re not feeling quite as rushed, because there are simply more homes to choose from.”

Single-family home inventory was 5.2 months in June 2026 and saw a 0.1 decrease 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 July press release, Texas’ seasonally adjusted civilian labor force registered at 15,904,900.

The press release goes on to state that Texas added 177,900 positions from June 2025 to June 2026. This reflected a 1.2% annual growth rate, which outpaced the nation by 0.9%.

“Texas’ continued job growth is a testament to the strength of our employers and robust workforce development system,” said TWC Chairman Joe Esparza. “The addition of more than 177,000 jobs over the year reinforces Texas’ reputation among employers as the best place to start and grow a business.”

NEW HOUSING MARKET	MAY 2025	MAY 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	4,587	4,039	-11.9%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	21,866	19,887	-9.1%
EXISTING HOUSING MARKET	**JUNE 2025**	**JUNE 2026**	**CHANGE**
TOTAL ACTIVE LISTINGS	58,686	59,970	2.2%
SINGLE-FAMILY HOME SALES	8,525	8,820	3.5%
SINGLE-FAMILY AVG. SALES PRICE	$449,556	$455,159	1.2%
SINGLE-FAMILY MEDIAN SALES PRICE	$345,945	$345,000	-0.3%
SINGLE FAMILY MONTHS INVENTORY**	5.3 months	5.2 months	-0.1%
SINGLE-FAMILY PENDING SALES	7,842	8,804	12.3%

*Single-Family Building Permits is a leading indicator of new home construction volume. Due to governement 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.