CONNOR INVESTMENT
REAL ESTATE

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HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA SINGLE-FAMILY NEW HOUSING MARKET SHOWS GROWTH 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 June 2026 measured year-over-year to be 4,191, posting a 9.7% increase compared to June 2025.

The number of single-family building permits issued year-to-date (YTD) measured 24,078. This marks a 6.3% 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 July 2026 increased 0.2% to 8,340 sales from 8,212 sales in July 2025.

The average price of an existing single-family home increased 1.9% to $440,816 in July 2026 compared to July 2025, and the median price saw an increase of 0.6% to $340,000 versus July 2025.

Pending single-family home sales increased 2.6% year-over-year to 8,215 in July 2026.

"We're seeing a more balanced market take shape across Houston," said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. "For buyers, that means more opportunities and more flexibility than they've had in quite some time. That's a positive shift and one that could benefit both buyers and sellers as the year moves forward."

Single-family home inventory was 5.5 months in July 2026 and saw a 0.1% increase 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 August press release, Texas' seasonally adjusted civilian labor force registered at 15,915,600.

The press release goes on to state that Texas added 165,600 positions from July 2025 to July 2026. This reflected a 1.2% annual growth rate, which outpaced the nation by 1.0%.

"With our labor force expanding by 10,800 people in July, it is evident that the volume of opportunities in Texas is a powerful draw for the American workforce," said TWC Commissioner Representing Labor Alberto Treviño III.

NEW HOUSING MARKET	JUNE 2025	JUNE 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	3,820	4,191	9.7%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	25,686	24,078	-6.3%
EXISTING HOUSING MARKET	**JULY 2025**	**JULY 2026**	**CHANGE**
TOTAL ACTIVE LISTINGS	60,318	62,100	3.0%
SINGLE-FAMILY HOME SALES	8,212	8,340	1.6%
SINGLE-FAMILY AVG. SALES PRICE	$432,467	$440,816	1.9%
SINGLE-FAMILY MEDIAN SALES PRICE	$337,923	$340,000	0.6%
SINGLE FAMILY MONTHS INVENTORY**	5.4 months	5.5 months	0.1%
SINGLE-FAMILY PENDING SALES	8,003	8,215	2.6%

*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.