CONNOR INVESTMENT

REAL ESTATE

SEPTEMBER 2026

HOUSTON REAL ESTATE MARKET UPDATE

THE HOUSTON MSA NEW SINGLE-FAMILY HOUSING MARKET SHOWS STABILITY IN AUGUST 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 July 2026 measured year-over-year to be 4,062, posting a 0.6% decrease compared to July 2025.

The number of single-family building permits issued year-to-date (YTD) measured 28,140. This marks a 5.5% 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 August 2026 decreased 11.5% to 7,100 sales from 8,022 sales in August 2025.

The average price of an existing single-family home increased 1.2% to $426,760 in August 2026 compared to August 2025, and the median price saw a decrease of 1.5% to $330,000 versus August 2025.

Pending single-family home sales increased 0.5% year-over-year to 8,939 in July 2026.

"Balance remains the defining characteristic of Houston's housing market," said HAR Chair Theresa Hill with Compass RE Texas, LLC - Houston. "Buyers have more options and more time to make decisions, while sellers continue to benefit from relatively stable prices. That's a healthier environment for consumers and a positive sign for the long-term strength of our market."

Single-family home inventory was 5.3 months in August 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 September press release, Texas' seasonally adjusted civilian labor force registered at 15,932,600.

The press release goes on to state that Texas added 159,400 positions from August 2025 to August 2026. This reflected a 1.1% annual growth rate, which outpaced the nation by 0.7%.

"Texas' steady employment growth is a testament to the talent of our workforce and the vitality of our industries," said TWC Commissioner Representing the Public Brent Connett.

NEW HOUSING MARKET	JULY 2025	JULY 2026	CHANGE
SINGLE-FAMILY HOME BUILDING PERMITS*	4,087	4,062	-.06%
SINGLE-FAMILY HOME BUILDING PERMITS (YTD)*	29,773	28,140	-5.5%
EXISTING HOUSING MARKET	**AUGUST 2025**	**AUGUST 2026**	**CHANGE**
TOTAL ACTIVE LISTINGS	38,757	38,947	0.5%
SINGLE-FAMILY HOME SALES	8,022	7,100	-11.5%
SINGLE-FAMILY AVG. SALES PRICE	$421,863	$426,760	1.2%
SINGLE-FAMILY MEDIAN SALES PRICE	$335,000	$330,000	-1.5%
SINGLE FAMILY MONTHS INVENTORY**	5.3 months	5.3 months	NO CHANGE
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.