

#1 Best in Texas Real Estate™: Hill Country

Hill Country Housing Growth Slows — But That's the Point

New data reveals strategic contraction in new home permits

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THE DATA

-15.1%

One-Year Change in One-Unit Homes Permitted (2025)

The Texas Hill Country saw a 15.1% decline in new home approvals from 2024 to 2025.

This isn't a sign of weakness — it's a signal of maturity. The region is no longer chasing volume at all costs. Instead, it's prioritizing quality, sustainability, and long-term community health over unchecked expansion. The drop reflects a shift from speculative growth to intentional development.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-17-hill-country-tx-permits-market-change>



01

Quality Over Quantity Is the New Growth Metric

The Hill Country is redefining what it means to grow. While other markets chase new permits, this region is opting for fewer, better homes — a strategy that protects natural resources, preserves scenic character, and maintains property values. This isn't stagnation; it's stewardship. The decline in permits signals a mature market that's choosing sustainability over scale.



02

The Real Estate Advantage Is in Constraint

In an era of overbuilding and inventory glut, the Hill Country's self-imposed slowdown is a competitive edge. Fewer new units mean higher demand for existing homes, stronger price stability, and reduced pressure on infrastructure. This constraint isn't a bottleneck — it's a filter. It ensures that every new home added to the market is a net-positive for community quality, not a dilution of it.

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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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