

-12.3% Change in New Home Permits (2025)

-12.3% Drop in New Home Permits

Houston MSA sees contraction in new single-family construction

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THE DATA

-12.3%

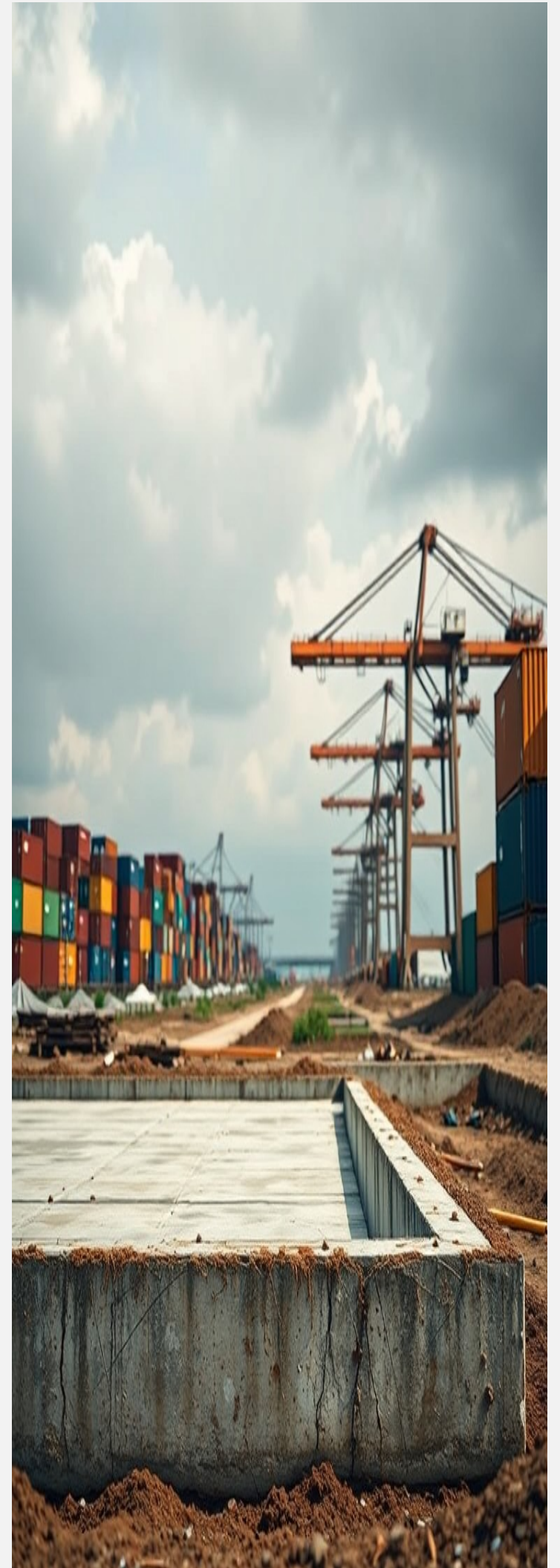
One-Year Change in One-Unit Homes Permitted (2025)

The Houston MSA saw a 12.3% decline in new single-family home permits from 2024 to 2025.

This marks a significant slowdown in new construction, signaling a shift in market dynamics. The data reflects a deliberate pullback in supply expansion across the region, particularly in the most active counties. The contraction is not uniform—Harris County still leads in volume, but even its growth has slowed.

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

<https://alex-companies.com/data/2026-09-18-houston-msa-permits-market-change>



01

Supply is contracting to stabilize prices

The -12.3% drop in permits is not a sign of weakness, but a strategic recalibration. With home prices rising steadily and demand remaining strong, developers are choosing to limit supply to prevent oversaturation and maintain pricing power. This is a classic supply-side response to market maturity, not a reaction to economic downturns.



02

Harris County remains the epicenter

This dominance underscores its role as the primary engine of new housing supply. The concentration of permits in Harris County suggests that development is becoming more centralized, with peripheral counties seeing relative stagnation or decline.

- Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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