

29.6% Vacancy Rate — Galveston, TX — ALEX Intelligence 2026

Galveston's 29.6% Vacancy Rate

The highest in Houston MSA — not a market failure, but a seasonal reality

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THE DATA

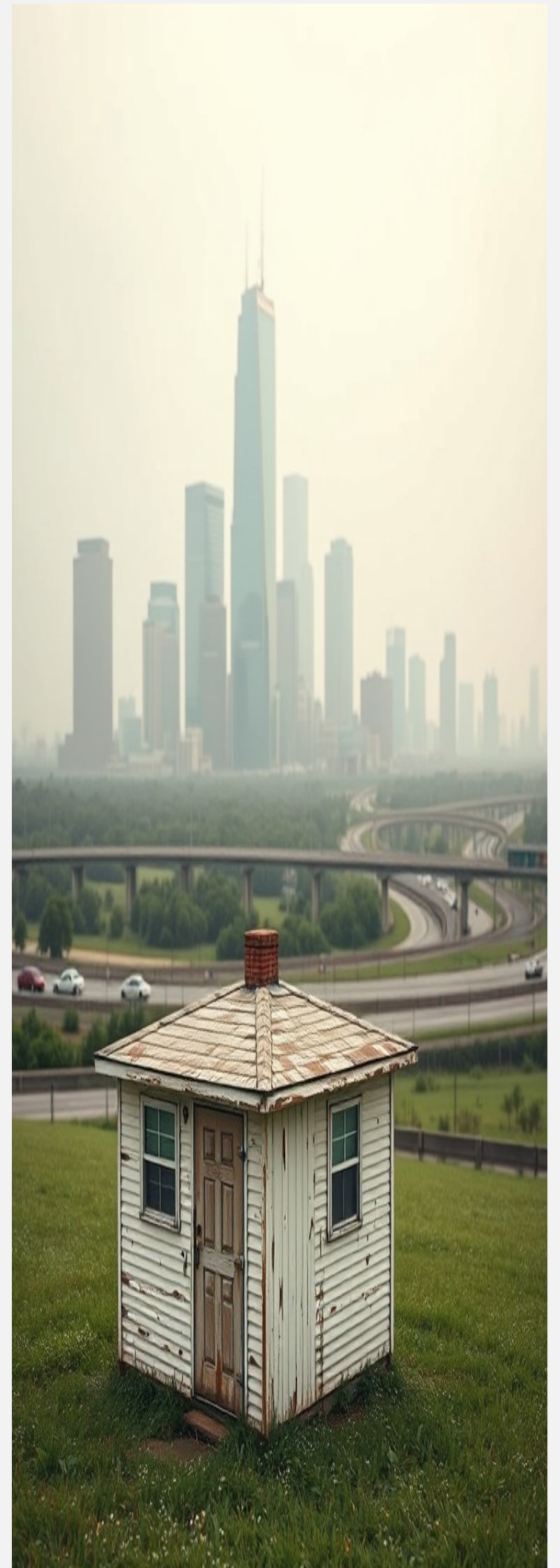
29.6%

Housing Vacancy Rate (2024)

Galveston leads the Houston MSA with the highest vacancy rate among all counties.

This figure reflects the true nature of seasonal and second-home inventory in coastal and resort markets. The U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, counts second homes and vacation properties as vacant — a standard that inflates rates in beach communities. Galveston's rate is not a sign of distress, but a structural feature of its tourism-driven housing economy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-28-houston-msa-vacancy-share-place-mkt>



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Vacancy ≠ Distress in Coastal Markets

For real estate operators, this implies that vacancy metrics in resort counties should be interpreted differently than in residential or urban hubs. The presence of seasonal homes is not a flaw in the market — it's a feature of its economic identity.



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Houston MSA's Hidden Seasonality

This insight challenges the assumption that high vacancy equals risk. In the MSA's broader real estate intelligence, it underscores the need to segment data by economic function — tourism-driven, urban residential, industrial — rather than apply a one-size-fits-all vacancy threshold.



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

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