

Fulshear — #1 of 10: Share of Homes Built Since 2010

Fulshear leads Houston in new-home density

91.7% of homes built since 2010 — source: ALEX Intelligence, 2026

Swipe for insights →

THE DATA

91.7%

Share of Homes Built Since 2010

Fulshear leads the Houston MSA in new housing stock, with over nine in ten homes constructed in the past decade.

This data reveals a market undergoing a generational transformation in its housing base. The dominance of homes built since 2010 suggests a shift from legacy housing stock to modern, energy-efficient, and tech-integrated homes. This trend reflects sustained demand for new construction, likely driven by families, young professionals, and remote workers seeking move-in-ready homes with contemporary amenities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-24-houston-msa-recent-stock-share-place-mkt>



Photo: Jim Evans · CC BY-SA 4.0 · Wikimedia Commons



01

New stock drives market resilience

Fulshear's 91.7% new-home share indicates that the city is effectively insulated from the typical wear-and-tear depreciation seen in older suburbs. This youthful housing stock supports price stability and higher perceived value, even as interest rates remain elevated. The concentration of new construction may also reduce the need for major renovations, lowering long-term ownership costs and enhancing affordability over time.

02

A generational shift in housing preferences

The dominance of post-2010 homes in Fulshear signals a broader real estate preference for modern, low-maintenance living. This trend may reflect changing buyer priorities — particularly among millennials and Gen Z — who value walkable communities, smart home features, and proximity to new infrastructure. As older suburbs like Katy and Cypress face aging stock, Fulshear's model may become a blueprint for future suburban development across the Houston MSA.



Photo: Jim Evans · CC BY-SA 4.0 · Wikimedia Commons

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

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

