Manvel — #1 of 10: Share of Homes Built Since 2020

Manvel leads Houston MSA in new housing

24.8% of homes built since 2020 — source: ALEX Intelligence, 2026

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THE DATA

24.8%

Share of Homes Built Since 2020

Manvel leads the Houston MSA in new housing construction, with nearly one in four homes built since 2020.

This concentration of new stock reflects a strategic pivot toward infill development in low-density suburban zones. Manvel's high share signals a shift from greenfield sprawl to targeted, high-density residential expansion — a trend likely driven by land availability, zoning efficiency, and developer confidence in long-term demand. The data suggests Manvel is becoming a primary engine of housing supply in the region.

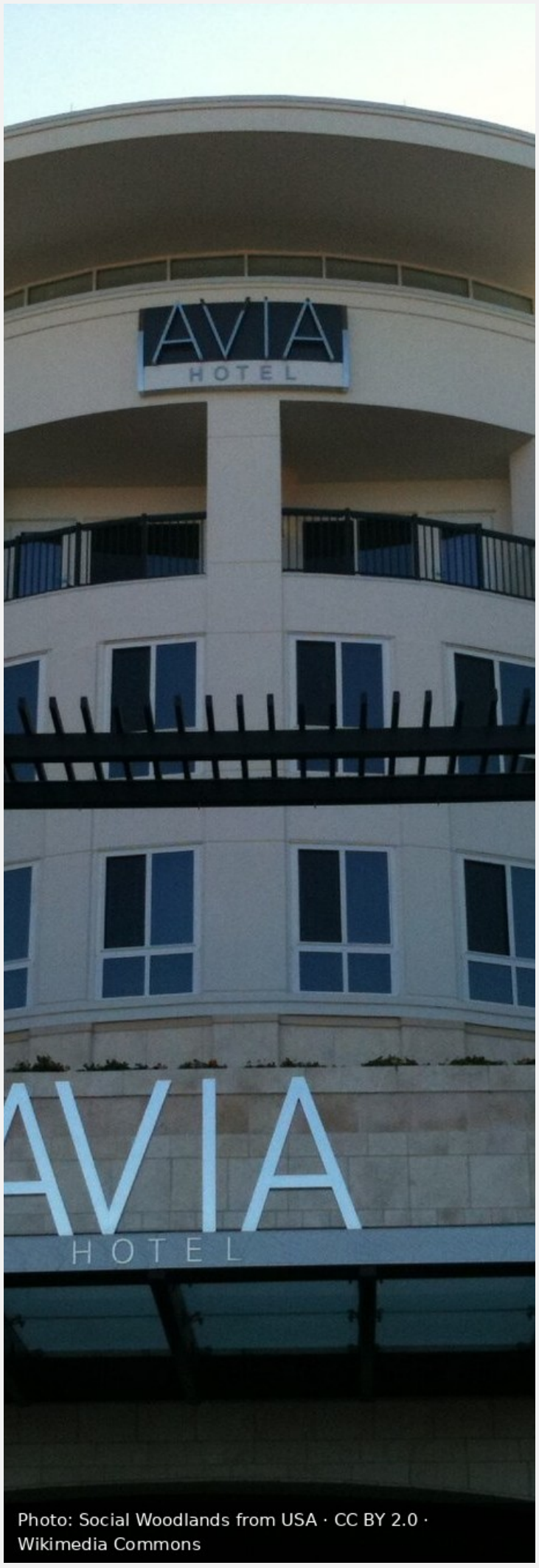


Photo: Social Woodlands from USA · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-houston-msa-new-stock-share-place-mkt

01

New stock favors growth, not stability

Manvel’s 24.8% share of homes built since 2020 indicates a market in active expansion, not consolidation. Unlike older neighborhoods where supply is fixed, this area is experiencing dynamic turnover, which can suppress price appreciation in the short term but increases long-term affordability and resilience. The high volume of new construction suggests a forward-looking development strategy, likely backed by stable infrastructure and municipal planning.

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02

Density drives supply, not just location

The fact that Manvel leads in new housing share — not just in the Houston MSA but across Texas — reveals that density and development readiness are now more critical than proximity to the core. Even without proximity to downtown or major transit corridors, Manvel's ability to deliver new homes at scale underscores the role of local governance, land-use policy, and utility infrastructure in enabling rapid construction. This challenges the assumption that only high-amenity or central locations can attract new supply.

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