2025 against 2024 — #1 of 1: One-Year Change in One-Unit Homes Permitted (2025)

Williamson County leads Texas in new home permits — but construction is collapsing

2025 against 2024 · U.S. Census Bureau 2025

Swipe for insights →

Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons

THE DATA

-34.5%

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

Williamson County's new home permit pace dropped 34.5% in 2025 compared to 2024, the steepest decline among Texas counties.

This sharp reversal marks a pivotal shift: after years of explosive growth, the market is hitting a structural ceiling. The drop is not a cyclical pause but a sign of exhaustion in supply, driven by land constraints, rising construction costs, and labor shortages. The same forces that fueled the boom are now throttling it.



Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-williamson-permits-market-change

01

The boom is over — the market is now in reset

For buyers, this means a shrinking pipeline of new inventory. For owners, it means sustained appreciation pressure. The era of 'more is better' is over — now, 'better is more'.

Photo: Another Believer · CC BY-SA 4.0 · Wikimedia Commons



Photo: Guard Shield · CC BY-SA 4.0 · Wikimedia Commons

02

The next growth is not in volume — but in value

The winners won’t be the builders with the most permits — they’ll be those who deliver the most value per square foot, per acre, per dollar. The next phase of Williamson County’s growth is not in the number of homes, but in the intelligence of their design.

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

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy