2025 against 2024 — #1 of 10: One-Year Change in One-Unit Homes Permitted (2025)

Burnet County leads Texas Hill Country in permit decline

New home approvals dropped 734 in 2025 — the steepest drop in the region

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THE DATA

-15.1%

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

The Texas Hill Country saw a 15.1% decline in new home approvals from 2024 to 2025.

This sharp drop signals a contraction in new construction, not a pause. The decline is not uniform—Burnet County's 734-unit drop is the largest in the region, reflecting a targeted pullback in development capacity. The trend suggests that developers are responding to tightening capital constraints, rising material costs, and reduced demand for new builds in high-amenity, low-density zones.

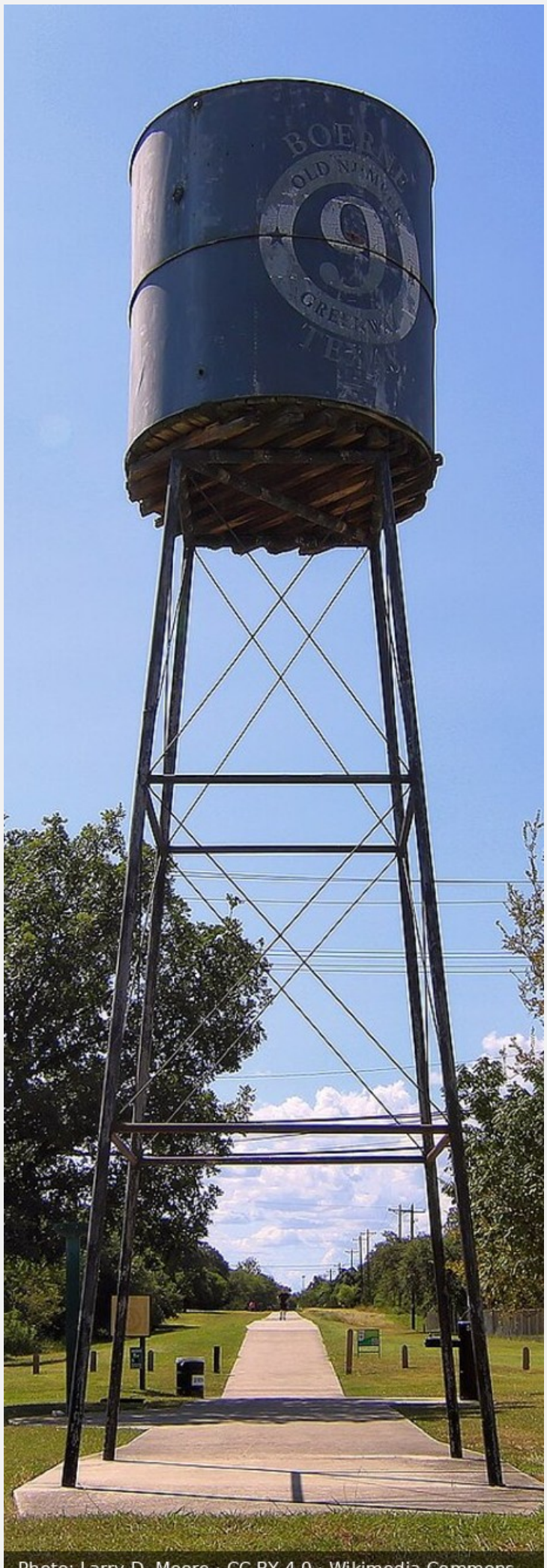


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Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-21-hill-country-tx-permits-market-change

01

Construction is cooling, not collapsing

The -15.1% decline is not a sign of market failure—it’s a recalibration. Burnet County’s steep drop reflects strategic retreat from overbuilding in high-cost zones, not a loss of confidence. With limited land availability and growing environmental scrutiny, developers are prioritizing quality over quantity. This shift favors existing homeowners and investors in established neighborhoods, where demand remains strong despite the slowdown.

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02

The future is in preservation, not expansion

As new construction slows, the value of well-maintained, historically significant properties in towns like Fredericksburg and Boerne will rise. The data suggests a structural shift: growth is no longer driven by volume but by stewardship. This creates a blue ocean opportunity for investors who focus on restoration, sustainable upgrades, and long-term asset retention—particularly in counties like Gillespie and Kendall, where zoning is tight and new permits are scarce.

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

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