

# SOUTHERN LUXURY

HOUSTON HOUSING MARKET REPORT

September 2026

## HOUSTON METRO OVERVIEW

### Single-Family Home Market at a Glance

Median Sale Price

**\$325k**

Flat YoY

Average Sale Price

**\$421k**

▲ Up 0.7% YoY

Homes Sold Sep '26

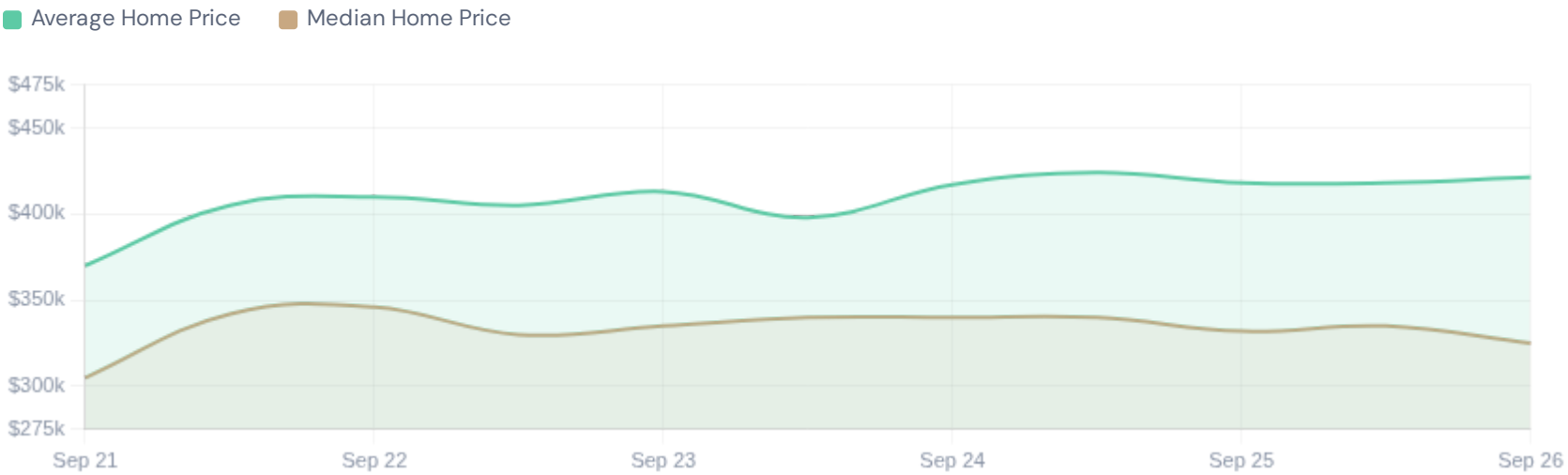
**7,030**

▼ Down 5.7% YoY

Market Direction

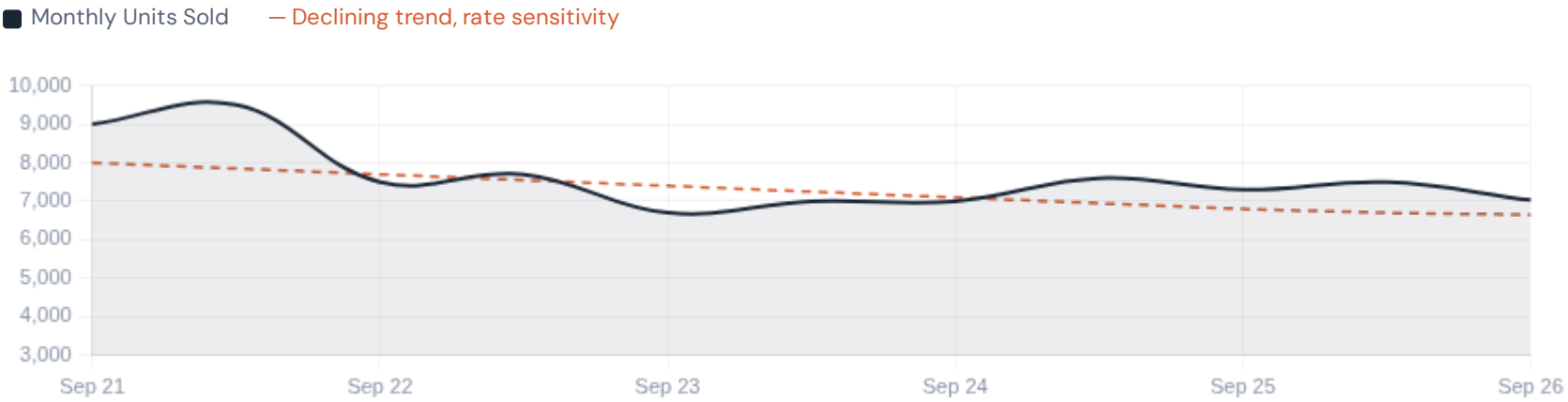
**Buyer-Friendly Market**

More inventory, more leverage



Source: HAR.com · Sep 2026 · Trend lines show 5-year trajectory

## SALES VOLUME TREND



Source: HAR.com · Monthly sales volume, Sep 2021 – Sep 2026

- Prices are holding firm: the median stayed flat at \$325,000 and the average edged up 0.7% to \$421,311 — home values remain resilient even as demand softens.
- ↓ Single-family sales fell 5.7% year over year to 7,030 homes, and pending sales dropped 11.6% — a sign that buyer activity will stay muted in the coming months.
- ↑ Mortgage rates averaged 6.86% in September, up from 6.35% a year ago, raising monthly payments and putting downward pressure on demand.
- ◆ Active listings rose 6.3% to 40,192 homes (5.5 months of supply) and average days on market increased from 56 to 58 — buyers have more choices and more negotiating leverage, while sellers need competitive pricing to succeed.