



Harris Central Appraisal District News Release

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Harris Central Appraisal District Mails Property Value Notices

Houston —The Harris Central Appraisal District has mailed the 2026 property value notices to many residential, commercial and industrial property owners.

“The Harris County housing market maintained steady growth with moderate price increases in 2025,” said Adam Bogard, chief appraiser. “While approximately 50 percent of the homes are going up in value, the value of the other 50 percent is either going down or remaining steady. The values are very similar to last year and are flat in many areas.”

Bogard explained that the appraisal district is required by law to appraise all property at 100 percent of market value – which is the price the property would sell for – as of January 1.

“The appraisal district tries to come as close to market value as we can with the data we have,” Bogard said. “If the property owner does not think that value is correct, they should file an appeal and provide information in their protest meeting that could change the value.”

To meet the deadlines set out in the Texas Property Tax Code, the appraisal district must use mass appraisal techniques to appraise the more than 1.9 million parcels in Harris County, Bogard continued.

Specific information for residential and commercial property is below, and market area maps are available on the HCAD website at www.hcad.org under “Appraisal” and then “Reappraisal.” Individual property values also are available at www.hcad.org.

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Residential:

The Harris County housing market maintained steady growth with moderate price appreciation during 2025. Approximately 13 percent of homes in Harris County saw no change in value, almost 37 percent had a decrease in value, while 50 percent increased in value.

The sales volume for single family residential properties was 88,634 homes in 2025, which is a 3.8 percent increase from the 85,373 homes sold in 2024, according to the Houston Association of Realtors (HAR).

The inventory of available homes increased from a 4 months supply in December 2024 to a 4.5 months supply in December 2025, according to HAR. A 4-to-6-month inventory of homes is considered a balanced market, and the 2025 inventory supply remained at equilibrium levels.

Sales prices increased 2.5 percent to \$426,558 in 2025, compared with \$422,590 in 2024. Interest rates were lowered three times during 2024 despite the Federal Reserve inflation target rate not being reached and mortgage rates have also come down, however inflation, interest rates and mortgage rates will continue to impact the issues of housing prices and affordability.

The reappraisal of homes in the lower price ranges of under \$200,000 saw small value decreases, while homes valued from \$200,000 to just under \$450,000 had minimal increases in value of from 1 – 3 percent. Homes from \$450,000 and above increased 5 – 8 percent in value for an average total reappraisal value increase of approximately 2.4 percent.

“Exemptions can provide significant relief for qualifying taxpayers by reducing taxable value and tax levies,” Bogard said.

Residence homestead exemptions are the most common type of exemption and apply to most owner-occupied homes in Texas. Property owners should check their account online to make sure that all exemptions they are entitled to are in place.

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Commercial:

Commercial property values rose slightly with an overall increase of 1.7 percent from the noticed value in 2025. Noticed value increased \$5 billion to \$269 billion in 2026 from \$264 billion in 2025, with the apartment and retail sectors of commercial property comprising half the value. Warehouses, office space, vacant land, medical and hotels make up the other half of the commercial value.

Approximately 58 percent of commercial properties increased in value, 14.5 percent decreased in value and 27.5 percent remained unchanged. Overall, the commercial property market continues to be strong.

The demand for apartment housing was strong throughout 2025, with occupancy rates increasing approximately 2 percent to 90.4 percent and rental rates increasing only about 1 percent over last year. The number of units under construction continues to fall for the third year in a row.

Retail rental rates increased about 2 percent and vacancy rates are at only about 5.5 percent, which is similar to last year. There was an oversupply of warehouse inventory last year, however new construction and rental rates are increasing despite an increase in vacancy rates. The office market continues to struggle due to residual effects of the pandemic although an improvement in vacancy rates is signaling a shift despite relatively flat rental rates.

Property owners who receive their notices may begin the protest process immediately. The fastest and easiest way to file a protest is to use the district's online iFile program at www.hcad.org/iFile-protest. If you use the owner's portal, your owners account is automatically connected to your iFile number. The owner's portal offers many advantages such as viewing your HCAD documents, adding or removing property accounts and receiving a settlement offer online. You can easily create an account in the owners portal, although, you will need the iFile number on the upper right and center of the value notice.

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About HCAD

The Harris Central Appraisal District is a political subdivision of the State of Texas established in 1980 for the purpose of discovering and appraising property for ad valorem tax purposes for each taxing unit within the boundaries of the district. The district has approximately 1.9 million parcels of property to assess each year with a total market value of approximately \$938 billion. The appraisal district in Harris County is the largest in Texas, serving more than 600 taxing units, and one of the largest appraisal districts in the United States. For further information, visit www.hcad.org.

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