

● DALLAS

Dallas

Market Intelligence Report

May 2026

Monthly analysis of new construction and alteration/addition building permit leads, property mix, and geographic concentration sourced from City of Dallas public permit records.

766

Total Permit
Leads

338

New
Construction

63.6%

Residential
Share

40

Leads in Top
ZIP (75240)

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Permit Lead Overview

Dallas generated 766 qualified building permit leads this month. New construction — combining residential, commercial, and phased new-construction filings — led activity with 338 permits (44.1%), while alteration and addition work accounted for 382 permits (49.9%). The remaining 46 permits (6.0%) cover fire prevention, site plan review, address assignment, and other administrative filings.

Lead Category	Count	Share
New Construction	338	44.1%
Alteration / Addition	382	49.9%
Other / Administrative	46	6.0%

Permit Type Breakdown

Residential New Construction Permits led all categories at 223 filings, followed by Commercial Alteration/Addition Permits at 176 and Residential Alteration/Addition Permits at 119. Phase filings — submitted ahead of a full permit — totaled 95 for new construction and 87 for alteration work, offering an early read on projects entering the pipeline.

Permit Type	Count	Share
Residential New Construction Permit	223	29.1%
Commercial Alteration Addition Permit	176	23.0%
Residential Alteration Addition Permit	119	15.5%
Phase - New Construction	95	12.4%
Phase - Alteration Addition	87	11.4%
Commercial New Construction Permit	20	2.6%
Fire Prevention Construction Permit	18	2.3%
Address Assignment-Change	10	1.3%
Site Plan Review	8	1.0%
Pre Development Meeting	4	0.5%
Access Control Permit	3	0.4%
Excavation and Grading Permit	2	0.3%
Board of Adjustments	1	0.1%

Property class: Residential filings made up 63.6% of leads this month, compared to 36.4% commercial, reflecting steady single-family development activity alongside ongoing commercial buildout across the metro.

Activity by ZIP Code

ZIP-level concentration highlights where new construction and alteration activity is clustering this month. ZIP 75240 led with 40 leads (5.2% of the city total). Use this breakdown to focus outreach and canvassing on the most active markets.

ZIP Code	Leads	Share
75240	40	5.2%
75241	38	5.0%
75217	35	4.6%
75231	32	4.2%
75208	30	3.9%
75215	28	3.7%

New Single Family Development

New single family construction continues to anchor Dallas's residential pipeline, with the majority of New Construction filings tied to NSFAA (New Single Family Affidavit Application) and RSVP submissions for new single-family homes — a strong signal for suppliers and contractors serving ground-up residential builds.

Get the Full List

This report summarizes Dallas's permit lead landscape for May 2026. BCAR DATA's monthly lead lists give you the actual permit records — property address, permit type, work description, and project details — delivered straight to your inbox every month.

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