

Residential New Construction Permits Issued by Year and Dwelling Unit Type (2016-2025 with 2026 projections)

In 2025, Collierville issued 98 building permits for new single-family detached homes, which was well below the 10-year per year average of 171. No permits were issued for fee-simple townhouses, senior housing, or new apartment units; however, the Town approved its first “live/work” units in Morrison Village. With 106 total new housing starts, 2025 marked the slowest year since 2011 (103). Looking ahead, 2026 is expected to mirror 2025’s single-family trends with 100 permits, but three attached residential projects should push overall annual housing starts above the 10-year average of 326: Morrison Village (100 stand-alone apartments), Water Tower District Phase 2 (200 stand-alone apartments), and Phase 1 of the Mt. Pleasant Rd. Condos (12 condominium units). If these three projects begin as planned, and 412 dwellings break ground, 2026 will have the second-highest number of new starts since 2020 (511). When considering all housing types combined over the past 11 years, new housing starts will be about 49% single-family detached and 51% other dwelling types by the end of 2026.

Dwelling Unit Type	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026 Proj.	Total
Residential Detached (i.e. single-family)	174	195	191	199	187	225	166	138	139	98	100	1,812
Res. Attached-Vertical (i.e. townhouses & duplexes)	6	-	-	-	4	31	7	85	12	-	-	145
Res. Attached-Horizontal (i.e. stand-alone apartments & condos)	207	-	-	-	-	-	-	259	187	-	312	965
Res. Group Quarters (i.e. senior housing)	-	99	-	185	320	141	-	-	-	-	-	745
Other Dwelling Types (i.e. live/work, loft units, accessory dwellings)	-	-	-	-	-	-	-	-	-	8	-	8
TOTAL	387	294	191	384	511	397	173	482	338	106	412	3,675

Dwelling Unit Types

Residential Detached = A residential structure designed to house a single-family unit (e.g. single-family detached house, mobile home).

Attached, Vertical = Residential dwellings attached "side-by-side" by a common wall (e.g. duplex, triplex, quadplex, attached townhouse)

Attached, Horizontal = Residential dwellings typically "stacked" above other dwellings and attached by common wall (e.g. conventional multistory apartment units, condominiums) - Mixed-use building types with first floor dwelling units are classified as "horizontal attached"

Group Quarters = Per US Census, a place where people live or stay, in a group living arrangement, that is owned or managed by an entity or organization providing housing and/or services for the residents (e.g. assisted living facility, nursing home, dormitory)

Other Dwelling Types = Residential dwellings such as lofts (residential uses in mixed-use building types over non-residential uses and attached by common wall) with no first-floor units, live/work units, or accessory dwellings