2.06x Home Value Spread Across Houston MSA Counties

2.06x Home Value Spread in Houston MSA

Fort Bend vs. Liberty County — ALEX Intelligence, 2026

THE DATA

2.06x

Ratio of Highest to Lowest County Home Value in the Market (2024)

This marks the widest intra-metro disparity in home value among Houston’s counties.

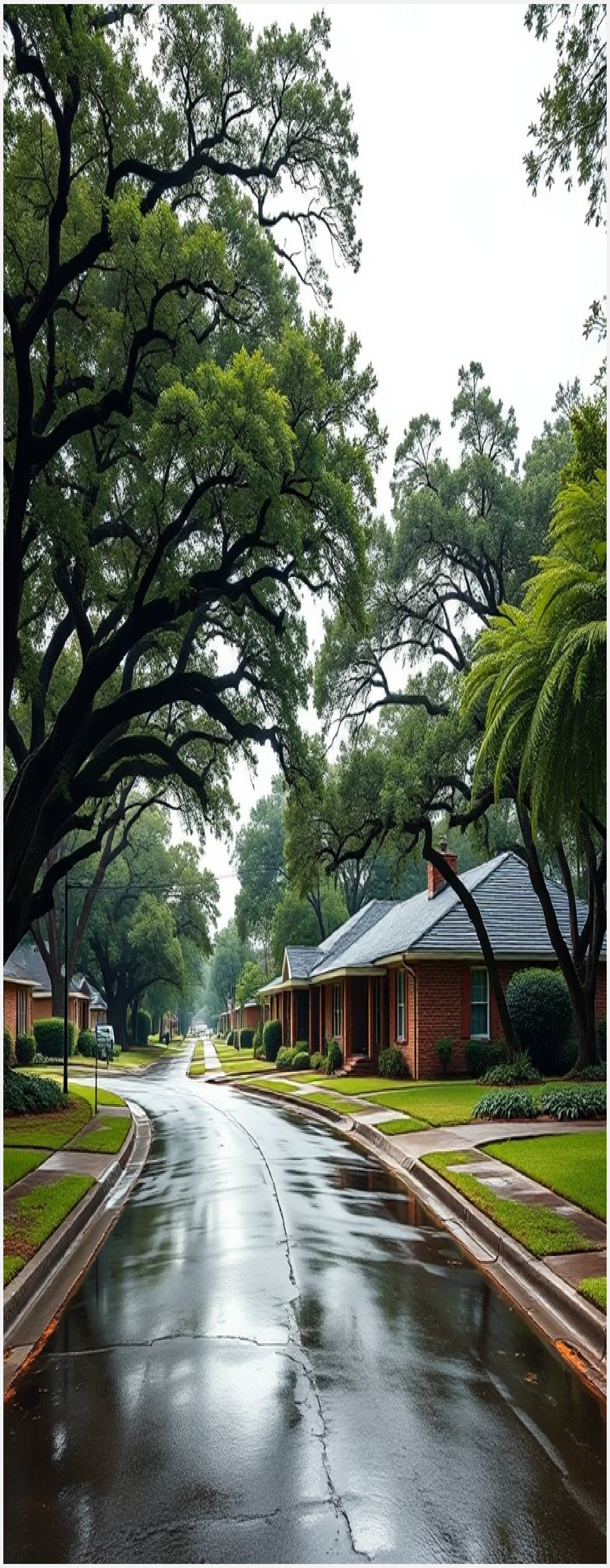
The 2.06x gap between Fort Bend County ($374,500) and Liberty County ($181,700) underscores a deepening regional bifurcation in housing access. This is not a transient anomaly but a structural feature of Houston’s growth model, where infrastructure, employment centers, and quality-of-life amenities are increasingly concentrated in the western and southern corridors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-17-houston-msa-within-county-home-value

01

Wealth is not spreading — it's concentrating

The 2.06x spread reveals that Houston's economic gains are not evenly distributed. Fort Bend and Montgomery Counties are capturing disproportionate investment, driven by proximity to energy hubs, tech corridors, and high-income employment. Meanwhile, Liberty and San Jacinto Counties, despite strong population growth, lag in housing appreciation, indicating a lack of capital deployment and infrastructure prioritization in those areas.



02

The market is not balanced — it’s polarized

This data contradicts the myth of a uniformly balanced market. A 2.06x spread is not equilibrium — it’s a signal of systemic imbalance. In Harris County, the median home value of $276,600 sits below the market average, yet it remains the core of the MSA. This suggests that affordability pressures are not being alleviated by supply growth but are instead being absorbed by residents in lower-value counties, who face rising costs without commensurate asset appreciation.

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