

72.8% of Homes \$1M+ — ALEX Intelligence 2026

72.8% of Homes \$1M+ in Bellaire

Houston's wealthiest city leads the metro — ALEX Intelligence, 2026

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THE DATA

72.8%

Share of Homes Valued \$1M or More (2024)

Bellaire leads the Houston metro in million-dollar home concentration.

This figure reflects not just luxury but deep-rooted affluence, with a high share of long-term residents and inherited wealth. The concentration suggests limited new construction at premium levels and entrenched ownership patterns. It also signals that wealth in the Houston MSA is increasingly concentrated in established enclaves rather than spreading across newer suburban developments.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-houston-msa-million-share-place-mkt>



01

Wealth is Anchored, Not Just Built

The 72.8% figure in Bellaire isn't driven by speculative development but by decades of stable, high-net-worth residency. This indicates a market where ownership is less fluid, with homes often passed down or held for generations. For real estate strategy, this means traditional metrics like turnover rate or new construction growth are less predictive than legacy equity and generational wealth transfer patterns.

02

The Price of Exclusivity

Cities like Bellaire and West University Place, with over 67% of homes valued at \$1M+, are not merely expensive — they are functionally closed to new entrants without significant capital. This exclusivity may deter younger professionals and remote workers seeking affordability, even if they value the city's amenities. As a result, these areas may see less demographic renewal, increasing long-term risk of underutilization or deferred maintenance.



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