

29.2% of Houston MSA Cities Over \$300K Median Value — ALEX Intelligence 2026

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A new threshold of affordability — ALEX Intelligence 2026

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THE DATA

29.2%

Share of Cities With Median Home Value Above \$300,000 (2024)

This marks a structural shift in the Houston MSA, where nearly three in ten cities now exceed the \$300,000 median threshold.

This data reflects a consolidation of wealth and infrastructure investment across the metro, not a uniform trend. The cities above \$300,000 are no longer outliers—they are now a measurable segment of the regional landscape. The clustering of high-value communities near the core and in established suburban enclaves signals a redefinition of what 'affordable' means in the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-07-houston-msa-threshold-home-value-300000-place>



01

Affordability is now a choice

Developers are prioritizing value retention over density in these areas, and zoning patterns are reinforcing this. The result? A bifurcated housing market where access is determined not by income alone, but by location and timing—two factors that are increasingly out of reach for first-time buyers.



02

The old model is dead

This isn't accidental. It's a feedback loop: higher home values attract more public and private investment, which further raises values. The cycle is now self-sustaining. For the first time, affordability is no longer a function of supply—it's a function of where the system chooses to invest.

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