

#1 of 10 Houston MSA cities, #1 of 10 Texas cities — ALEX Intelligence 2026

#1 in Houston MSA, #1 in Texas

ALEX Intelligence 2026: Fastest-Appreciating Cities in the Houston MSA

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THE DATA

140.9%

5-Year Home Value Appreciation (2024)

Clute leads the Houston MSA in home value growth over the past five years.

This 140.9% surge is not a statistical outlier but a signal of deep structural change. Clute, a historically underserved community in Brazoria County, has become a magnet for second-home buyers and long-term investors seeking value before broader market normalization. The data reflects a shift in capital allocation toward under-the-radar assets with strong growth fundamentals.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-08-houston-msa-g-home-value-place-mkt>



01



Appreciation is a signal, not a cause

As a result, the Houston MSA is developing a new tiered appreciation curve: the core cities stabilize, while peripheral communities experience explosive growth due to repositioning.

02

The divergence is structural, not cyclical

For investors and developers, this means the next frontier is not the city center—it's the overlooked perimeter.



Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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