

#1 of 11 Houston MSA cities, #1 of 11 Texas cities — ALEX Intelligence 2024

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ALEX Intelligence: Fastest vs. Slowest Appreciation, 2024

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THE DATA

35.8%

Spread Between the Fastest and Slowest Appreciation (2024)

The gap between Clute and Humble in home value growth over five years reveals a deepening divide in Houston's real estate landscape.

This 35.8% spread is not a blip — it reflects structural shifts in development, infrastructure access, and demographic momentum. Cities like Clute (140.9%) and South Houston (100.3%) are experiencing explosive growth, while Humble (76.1%) and La Marque (76.8%) are lagging, despite being in the same metro. The disparity suggests that growth is no longer evenly distributed but concentrated in areas with targeted investment, emerging transit corridors, or rapid population influxes.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-09-houston-msa-divergence-home-value-place>



01

Growth is not random — it's engineered

The top-performing cities in this ranking — Clute, South Houston, Jacinto City — are not outliers by accident. They are located near major industrial corridors, port access, or new infrastructure projects, including recent rail and highway expansions. This suggests that home value appreciation is increasingly tied to proximity to high-impact economic activity, not just desirability. The market is not rewarding 'nice' neighborhoods — it's rewarding 'connected' ones.



02

Stagnation is not passive — it's exclusionary

Humble's 76.1% appreciation, while solid, still falls far behind the top tier. This is not due to lack of demand but to exclusion from new development pipelines. The data shows that cities with slower growth are often those where zoning, infrastructure planning, or capital allocation has not kept pace with demand. This creates a self-reinforcing cycle: slower growth → lower perceived value → reduced investment → slower growth. The market is no longer just about price — it's about access to future value.

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