

West University Place — #1 of 10: Median Monthly Owner Cost

# West University Place leads Houston in owner cost

Median Monthly Owner Cost, ranked by ALEX Intelligence, 2026

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## THE DATA

# \$4,001

### Median Monthly Owner Cost (2024)

West University Place has the highest median monthly owner cost in the Houston MSA, according to ALEX Intelligence's 2024 American Community Survey data.

This figure reflects not just high home values, but the true cost of ownership — including mortgage, taxes, insurance, and utilities. West University Place's position at the top of the ranking underscores a paradox: elite access to quality schools, walkability, and proximity to downtown comes at a premium that is not merely about price per square foot, but about the full economic burden of residence.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-20-houston-msa-owner-cost-place-mkt>



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# 01

## Affordability is a myth in the high-cost core

The \$4,001 median monthly owner cost in West University Place reveals that affordability is not a function of price alone, but of ownership burden. Even in a market where home prices are rising, the real barrier for many is the ongoing cost of maintenance, taxes, and insurance — not just the purchase price. This is especially acute in established neighborhoods with limited land for expansion, where supply constraints amplify ownership costs regardless of income levels.

# 02

## The cost of proximity is quantified

The ranking shows that proximity to downtown, elite schools, and urban amenities in Houston comes with a measurable financial premium. West University Place, Fulshear, and Bellaire all sit in the top five, despite vastly different development histories. This suggests that the value of location is now a fixed cost — one that is not captured in price appreciation alone, but in the sustained economic weight of residency. For buyers, this means long-term financial planning must prioritize total ownership cost, not just down payment or interest rate.



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