

Bellaire — #1 of 10: Share of Homes Valued \$500K or More

Bellaire leads Houston in \$500K+ homes

87.6% of homes valued at \$500K+ — source: ALEX Intelligence, 2026

Swipe for insights →

THE DATA

87.6%

Share of Homes Valued \$500K or More (2024)

Bellaire leads the Houston MSA in high-value housing, with nearly nine in ten homes priced at \$500,000 or more.

This level of concentration is not just a marker of wealth — it reflects a structural shift in the region's housing landscape. The data reveals that the upper echelon of the market is no longer confined to legacy enclaves but is expanding into suburban cores with established infrastructure and access to amenities. This trend suggests that high-net-worth buyers are prioritizing stability, school quality, and neighborhood cohesion over geographic novelty.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-26-houston-msa-half-million-share-place-mkt>

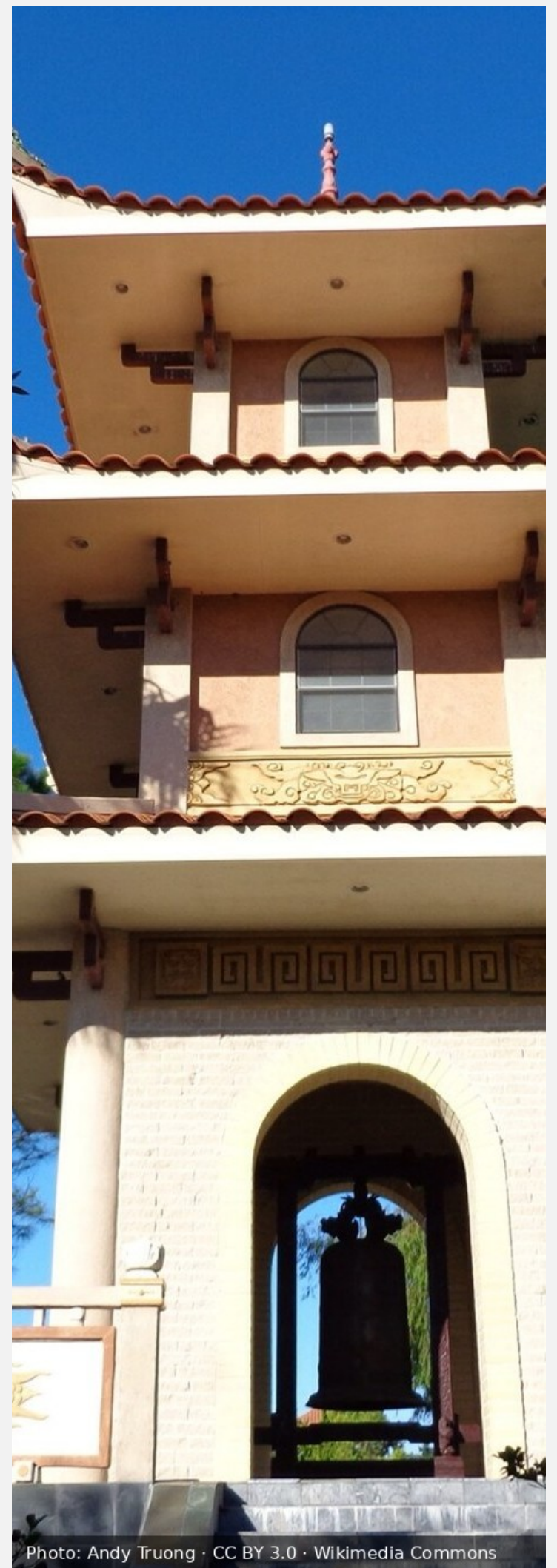


Photo: Andy Truong · CC BY 3.0 · Wikimedia Commons

01

Elite housing is becoming the new normal

The fact that Bellaire and Fulshear both hit 87.6% is not a fluke — it signals a threshold shift in the Houston MSA. This is no longer a city of scattered luxury pockets but a metro where high-value homes define entire neighborhoods. The implications are profound: as more areas cross this threshold, traditional affordability benchmarks become obsolete, and the housing market begins to function as a tiered system where access is increasingly determined by wealth concentration rather than income mobility.

02

Affordability is now a regional myth

With two cities in the Houston MSA at 87.6%, the idea that 'affordable' housing exists in the region's core is increasingly unsustainable. Even mid-tier suburbs like Pecan Grove (44.3%) and Nassau Bay (43.2%) show that upward pressure is pervasive. The data suggests that new construction, while expanding, is primarily serving the high-end segment, reinforcing a feedback loop where supply increases but remains inaccessible to the middle class. This may accelerate displacement in lower-income communities and increase demand for policy-driven solutions.



Photo: Social Woodlands from USA · CC BY 2.0 · Wikimedia Commons

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

