West University Place — #1 of 10: Top-to-Median Gross Rent Gap

West University Place leads Houston in rent gap

2.6x top-to-median spread, per ALEX Intelligence 2026

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THE DATA

2.6x

Top-to-Median Gross Rent Gap (2024)

West University Place's rent is 2.6 times the median gross rent across the Houston MSA.

This gap reflects a growing bifurcation in housing affordability, where a small cluster of high-income enclaves operates under a different economic logic than the broader metro. The data suggests that rent dynamics are no longer uniform across the MSA but are instead becoming increasingly stratified.

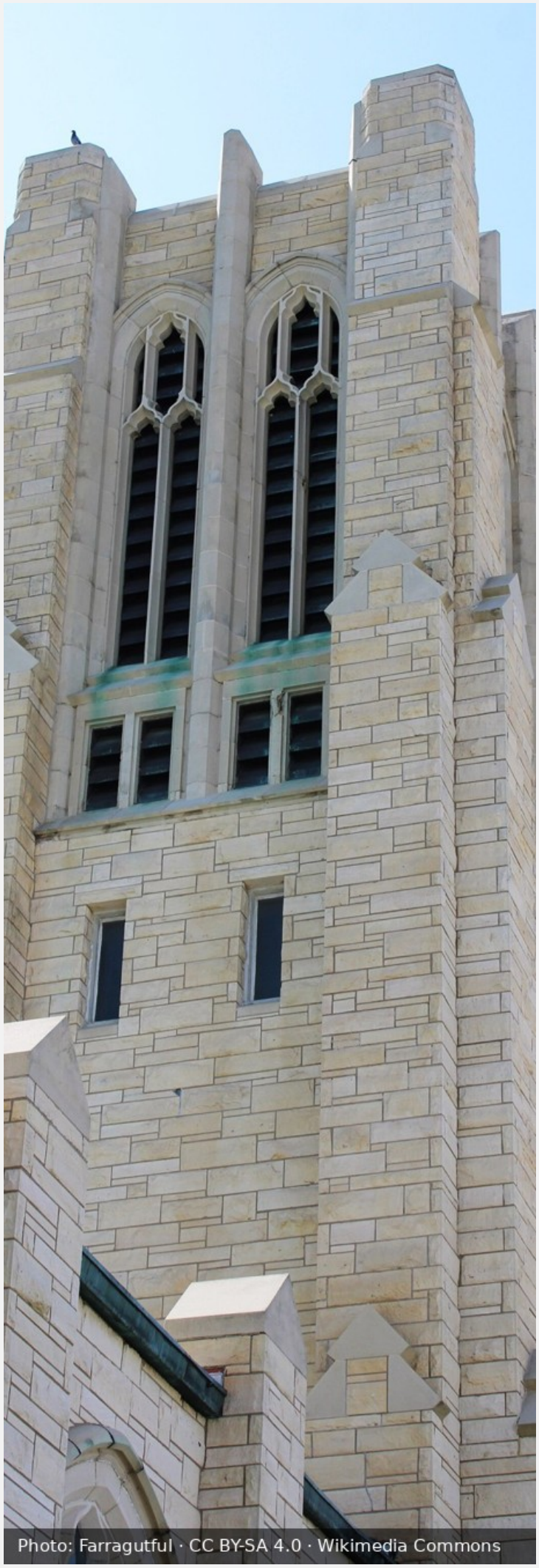


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-houston-msa-spread-gross-rent-place

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Affordability is no longer a city-wide issue

As such, affordability policy must shift from broad, metro-wide measures to targeted, neighborhood-specific interventions—especially in areas where rent has already outpaced income growth.

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02

The rent divide shapes urban development

Investors and developers who overlook this stratification risk misallocating capital. The most resilient growth will come not from chasing the lowest rents, but from aligning with the evolving expectations of high-income, amenity-seeking residents.

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

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