



APARTMENT
LEASE FINDERS
GROUP

APARTMENT LEASE FINDERS · 2026 EDITION

The Houston *Guide.*

30 Houston-area neighborhoods at a glance: walkability,
typical rents, commutes and what's nearby.

HOW TO USE THIS GUIDE

Start with the life you want. Then pick the neighborhood.

Each area lists its Walk Score, Transit Score and Bike Score, the median rent across all rentals there, the average commute, and the share of homes that are rented. Median rent includes every rental in the area, not only the 4-star-and-above buildings we focus on, so treat it as a baseline.

“We know what it feels like to stare at 64,000 listings and have no idea which ones are actually worth your time.”

We do in one conversation what takes most renters weeks on their own — and the properties pay us, so it costs you nothing.

Downtown & Midtown

Houston's central business district and neighboring Midtown, with Discovery Green, the Theater District, Daikin Park, METRORail Red Line stops and high-rise and mid-rise apartments.

- Discovery Green is a 12-acre park next to the George R. Brown Convention Center.
- The Theater District includes Jones Hall, the Wortham Theater Center and the Alley Theatre.
- Daikin Park (Houston Astros) and Toyota Center (Houston Rockets) are both downtown.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
86	75	70	\$1,885	20 min	92%

EaDo (East Downtown)

Former warehouse district just east of downtown, now mid-rise apartments, breweries and murals, anchored by Shell Energy Stadium and served by METRORail's Green and Purple lines.

- Shell Energy Stadium is home to MLS club Houston Dynamo FC and NWSL club Houston Dash.
- The EaDo/Stadium METRORail station is served by the Green and Purple lines.
- EaDo sits just east of US-59/I-69 from downtown and the George R. Brown Convention Center.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,486	26 min	59%

The Heights

Historic neighborhood northwest of downtown with Victorian and bungalow homes, 19th Street shops, the Heights Boulevard esplanade and a hike-and-bike trail on a former rail line.

- Houston Heights was founded in 1891 and annexed by Houston in 1918.
- Heights Boulevard has a landscaped esplanade with a walking path.
- The Heights Hike and Bike Trail follows a former rail line and connects to the White Oak Bayou Greenway.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
73	45	63	\$1,686	26 min	41%

Medical Center / Rice Village / Upper Kirby

Area around the Texas Medical Center, Rice University and Hermann Park, with Rice Village's shopping streets, Upper Kirby's restaurants and METRORail Red Line access.

- The Texas Medical Center is one of the largest medical complexes in the world.
- Rice Village is a shopping and dining district next to Rice University.
- Hermann Park includes the Houston Zoo and McGovern Centennial Gardens.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
59	64	81	\$1,714	21 min	66%

Montrose & Museum District

Walkable inner-loop area of bungalows, garden apartments and mid-rises, home to the Menil Collection, the Museum District's museums and Westheimer Road's restaurants.

- The Menil Collection and the Rothko Chapel are in Montrose.
- The Museum of Fine Arts, Houston and the Houston Museum of Natural Science anchor the Museum District.
- The METRORail Red Line serves the Museum District.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
86	54	73	\$1,802	21 min	65%

River Oaks

Historic inner-loop neighborhood of estate homes near Buffalo Bayou, with River Oaks District, River Oaks Shopping Center and high-rise and garden apartments along its edges.

- River Oaks was developed beginning in the 1920s by brothers Will and Mike Hogg.
- Bayou Bend Collection and Gardens, part of the Museum of Fine Arts, Houston, is in River Oaks.
- River Oaks Shopping Center on West Gray dates to 1937.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,959	21 min	62%

Timbergrove

Leafy pocket just west of the Heights along White Oak Bayou, with mid-century ranch homes, newer townhomes and direct access to the White Oak Bayou Greenway trail.

- The White Oak Bayou Greenway hike-and-bike trail runs along the neighborhood.
- T.C. Jester Park sits along White Oak Bayou.
- Loop 610 and I-10 are minutes away.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
51	36	47	\$1,686	26 min	41%

Washington Avenue

Corridor west of downtown lined with bars, restaurants, townhomes and mid-rise apartments, between Buffalo Bayou and I-10 near Memorial Park.

- Memorial Park, about 1,500 acres, has running trails, a golf course and the Houston Arboretum.
- Buffalo Bayou Park runs along the corridor's southern edge.
- Sawyer Yards is a large artist-studio complex near Washington Avenue.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
68	48	61	\$1,969	24 min	54%

Galleria / Uptown

Houston's Uptown district around The Galleria, with high-rise apartments, Williams Tower and its Waterwall, and Post Oak Boulevard's dedicated bus lanes.

- The Galleria is the largest shopping mall in Texas.
- Gerald D. Hines Waterwall Park sits beside Williams Tower.
- METRO's Silver Line bus rapid transit runs in dedicated lanes along Post Oak Boulevard.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
61	45	49	\$1,840	22 min	66%

Memorial

Tree-lined west Houston corridor along Memorial Drive and Buffalo Bayou, near Memorial City Mall, the Memorial Villages and Terry Hershey Park.

- Memorial City Mall and Memorial Hermann Memorial City Medical Center sit along I-10 at Gessner.
- The six Memorial Villages are small independent cities: Bunker Hill, Hedwig, Hilshire, Hunters Creek, Piney Point and Spring Valley.
- Memorial Drive follows Buffalo Bayou east to Memorial Park and downtown.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
49	34	51	\$1,786	23 min	37%

Spring Branch

West Houston area between I-10 and US-290 with ranch-style homes, garden apartments and newer townhomes, near Memorial City and the Long Point Road corridor.

- I-10, US-290, Beltway 8 and Loop 610 frame the area.
- Memorial City Mall and CityCentre are just south along I-10.
- Long Point Road and Gessner Road are the main commercial corridors.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
45	30	50	\$1,263	25 min	54%

Westchase

West Houston business district framed by Beltway 8, Westheimer Road and the Westpark Tollway, with office towers and many garden-style and mid-rise apartment communities.

- The Westchase District is a management district covering offices, retail and apartments.
- Beltway 8, the Westpark Tollway and Westheimer Road provide the main access.
- Phillips 66 is headquartered in the area's CityWest development.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
53	47	45	\$1,346	30 min	74%

Bear Creek & Copperfield

West Harris County suburban area around Bear Creek Pioneers Park and the Addicks Reservoir, with garden-style apartments along the Highway 6 and FM 529 corridors.

- Bear Creek Pioneers Park, a Harris County park inside the Addicks Reservoir, has sports fields, trails and a wildlife habitat exhibit.
- Highway 6 and FM 529 are the main local corridors, connecting to US-290 to the north and I-10 to the south.
- Much of the area is unincorporated Harris County.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,581	32 min	40%

Briar Forest / City Centre / Energy Corridor

West Houston stretch along I-10 and Westheimer, anchored by the Energy Corridor office district, CityCentre's walkable retail plaza and Terry Hershey Park's bayou trails.

- Terry Hershey Park follows Buffalo Bayou with paved hike-and-bike trails.
- CityCentre, at I-10 and Beltway 8, is a mixed-use district with shops, restaurants, a hotel and residences.
- The Energy Corridor along I-10 west of Beltway 8 hosts major energy offices, including ConocoPhillips' headquarters and BP's Westlake campus.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
46	26	49	\$1,615	25 min	52%

Katy / Cinco Ranch

Fast-growing west suburb along I-10 and the Grand Parkway, with Katy Mills, LaCenterra at Cinco Ranch, Typhoon Texas and historic Old Town Katy.

- Katy Mills is a large outlet and entertainment mall on I-10.
- LaCenterra at Cinco Ranch is an open-air shopping and dining center.
- I-10 (Katy Freeway) and the Grand Parkway (SH 99) are the main commute corridors.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$2,167	33 min	29%

Conroe / Montgomery

Montgomery County seat on I-45 north of The Woodlands, with a historic downtown, Lake Conroe's shoreline and the Sam Houston National Forest nearby.

- Lake Conroe is a roughly 21,000-acre reservoir on the West Fork of the San Jacinto River.
- Downtown Conroe's historic district includes the restored Crighton Theatre.
- Sam Houston National Forest lies just north and west of Conroe.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
24	—	38	\$1,393	29 min	46%

Cypress / Steeplechase / Jersey Village

Northwest Harris County along the US-290 corridor, with Houston Premium Outlets, master-planned communities and parks along Cypress Creek.

- US-290 (Northwest Freeway) is the main commute corridor toward Loop 610 and downtown Houston.
- Houston Premium Outlets is located on US-290 in Cypress.
- Jersey Village is a small incorporated city with the city-owned Jersey Meadow Golf Course.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,960	36 min	18%

Spring

North Harris County community along I-45 and the Hardy Toll Road, with Old Town Spring's shops, the ExxonMobil campus at Springwoods Village and trails along Spring Creek.

- Old Town Spring is a historic shopping and dining district.
- ExxonMobil's campus anchors the Springwoods Village development.
- I-45, the Hardy Toll Road and the Grand Parkway (SH 99) serve the area.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
19	—	34	\$1,711	34 min	26%

The Woodlands

Wooded master-planned community on I-45 north of Houston, with The Woodlands Waterway, Market Street, The Woodlands Mall, the Cynthia Woods Mitchell Pavilion and extensive trails.

- The Woodlands was developed by George P. Mitchell and opened in 1974.
- The Cynthia Woods Mitchell Pavilion is an outdoor amphitheater on The Woodlands Waterway.
- Market Street, Hughes Landing and The Woodlands Mall are the main shopping and dining centers.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
18	—	45	\$1,822	27 min	28%

Tomball / Magnolia

Northwest suburbs along SH 249 and FM 1488, with Tomball's historic Main Street and depot and the Magnolia area's wooded acreage.

- SH 249 (Tomball Parkway) connects the area to Houston, with a tolled extension north toward Todd Mission.
- Tomball's Depot Plaza centers on the historic train depot on Main Street.
- Lone Star College-Tomball has a campus in Tomball.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,226	33 min	48%

Willowbrook / Champions

Northwest Harris County area around Willowbrook Mall, SH 249 and FM 1960, with Champions Golf Club and the Vintage Park shopping center.

- Willowbrook Mall is at SH 249 and FM 1960.
- Champions Golf Club hosted the 1967 Ryder Cup and the 1969 U.S. Open.
- Vintage Park is an open-air shopping center off SH 249 at Louetta Road.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
44	32	41	\$1,619	29 min	52%

Kingwood / Humble / Lake Houston

Wooded northeast area around Lake Houston, with Kingwood's greenbelt trail network, Lake Houston Wilderness Park and quick access to US-59/I-69 and Bush Intercontinental Airport.

- Kingwood, marketed as "The Livable Forest," was annexed by the City of Houston in 1996.
- Lake Houston Wilderness Park is a city-owned nature park of nearly 5,000 acres.
- Deerbrook Mall is on US-59/I-69 in Humble.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
—	—	—	\$1,673	28 min	44%

Clear Lake / Webster / League City / Dickinson / Kemah

Bay Area communities around Clear Lake and Galveston Bay, home to NASA's Johnson Space Center, Space Center Houston, the Kemah Boardwalk and marina-lined waterfront.

- NASA Johnson Space Center and its official visitor center, Space Center Houston, sit off NASA Parkway.
- The Kemah Boardwalk offers rides, dining and waterfront views on Galveston Bay.
- The University of Houston-Clear Lake campus is on Bay Area Boulevard.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
38	2	46	\$1,409	26 min	69%

Friendswood

Suburban city spanning Galveston and Harris counties between Pearland and Clear Lake, with Centennial and Stevenson parks, Clear Creek and quick access to Baybrook Mall and I-45.

- Friendswood was founded by Quaker settlers in 1895.
- Centennial Park is the city's largest park, with sports fields and trails.
- Baybrook Mall sits at the city's eastern edge near I-45.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
23	—	33	\$1,688	29 min	23%

Galveston / Texas City

Gulf Coast island city with the Seawall, beaches, the Strand Historic District and Pleasure Pier, plus mainland Texas City on Galveston Bay.

- The Galveston Seawall runs about 10 miles along Seawall Boulevard.
- The Strand Historic District preserves Victorian-era commercial buildings.
- The University of Texas Medical Branch (UTMB) is based in Galveston.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
54	—	57	\$1,298	20 min	54%

Pasadena / Deer Park / Baytown

East Harris County along the Houston Ship Channel and SH 225, near the San Jacinto Battleground, Armand Bayou Nature Center and Baytown's bayfront.

- San Jacinto Battleground State Historic Site, with the San Jacinto Monument, is next to Deer Park.
- Armand Bayou Nature Center is on Bay Area Boulevard in Pasadena.
- SH 225 and Beltway 8 are the main commute corridors; the Fred Hartman Bridge links Baytown and La Porte.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
43	—	45	\$1,213	27 min	46%

Pearland / Alvin / Manvel

Brazoria County suburbs south of Houston along SH 288 and FM 518, with Pearland Town Center, the Shadow Creek Ranch community and Clear Creek running through Pearland.

- SH 288, with express toll lanes, runs north to the Texas Medical Center and downtown Houston.
- Pearland Town Center is an open-air shopping center at SH 288 and Broadway.
- Shadow Creek Ranch is a master-planned community in west Pearland.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
21	—	36	\$1,860	33 min	24%

Missouri City / Stafford

Fort Bend County suburbs southwest of Houston along US-59/I-69 and the Fort Bend Toll Road, with Sienna's parks and trails and Stafford's office and retail centers.

- Sienna is a master-planned community along the Brazos River with parks and trails.
- The Fort Bend Toll Road and Beltway 8 connect the area to Houston.
- The Stafford Centre is a performing arts and convention venue.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
25	—	34	\$1,931	30 min	18%

Richmond / Rosenberg / Fulshear / Brookshire

Western Fort Bend County along the Brazos River, US-59/I-69 and the Grand Parkway, with historic downtowns in Richmond and Rosenberg and growing communities around Fulshear.

- Richmond is the Fort Bend County seat.
- George Ranch Historical Park is a living-history site near Richmond.
- The Grand Parkway (SH 99) links Richmond, Fulshear and Katy.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
35	—	37	\$1,379	30 min	46%

Sugar Land

Fort Bend County city along US-59/I-69 with Sugar Land Town Square, First Colony Mall, the Smart Financial Centre and parks along the Brazos River.

- Sugar Land Town Square is a mixed-use district that includes City Hall.
- The Smart Financial Centre is a large performing arts venue.
- Constellation Field is home to the Sugar Land Space Cowboys, the Astros' Triple-A affiliate.

WALK	TRANSIT	BIKE	MEDIAN RENT	AVG COMMUTE	RENTED
28	—	37	\$1,957	29 min	20%



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