

NCD  
PROPERTIES

BERKSHIRE  
HATHAWAY  
HOMESERVICES

PREMIER  
PROPERTIES

RELOCATION GUIDE • 2026

# Welcome to Houston

*Your shortcut to figuring out where to live —  
five neighborhoods, the local favorites, and the  
real feel of each.*

---

Natalie Delamore

REALTOR® · BERKSHIRE HATHAWAY HOMESERVICES PREMIER PROPERTIES

281.660.7637  
[ncd-properties.com](http://ncd-properties.com)

# Welcome to Houston

*Your shortcut to figuring out where to live.*

---

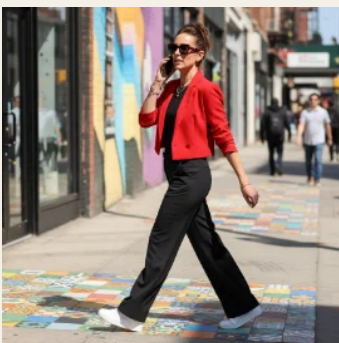
Moving to a new city is a lot. Especially one this big. Houston sprawls across hundreds of neighborhoods, and from the outside it's hard to tell which one is actually you.

That's what this guide is for. Inside, you'll find:

- 01** **Five neighborhoods worth exploring**, the character, the pace, and the price reality of each
- 02** **Local favorites** in every one, the places I actually go, not a tourist list
- 03** **A real feel for life here**, so you can picture your day before you ever tour a home

Think of it as coffee with a friend who knows the city, minus the coffee.

When you're ready to go deeper, or you want to see any of these neighborhoods in person, I'm one message away.



*Welcome. You're going to like it here.*

---

# Why Houston

*The fourth-largest city in the country, and one of the most livable big cities in America.*



Houston runs on a rare combination: world-class everything, without the coastal price tag. It's a place where your money goes further, your options are endless, and the person next to you at dinner is from anywhere on earth. Here's what people fall for.

## The food

One of the best dining cities in America, full stop. James Beard winners and food-hall taco stands, more than 10,000 restaurants across every cuisine you can name. You could eat somewhere new every night for years.

## A truly global city

One of the most diverse metros in the nation. That shows up in the food, the festivals, the places of worship, and the everyday mix of the city. It's part of what makes Houston feel open.

## Where big companies plant flags

Home to more Fortune 500 headquarters than almost any city in the country, across energy, healthcare, aerospace, and tech. NASA's Johnson Space Center is here too. Opportunity is not in short supply.

## The Texas Medical Center

The largest medical complex in the world. World-leading hospitals, research, and care, all in one district. For many people relocating here, it's the reason, and for everyone else, it's peace of mind.

## Your money goes further

Cost of living sits below the national average, and well below cities like New York, LA, or San Francisco. No state income tax. More home for the dollar. It's the quiet reason so many people never leave once they arrive.

## Real sports town

The Astros, Rockets, Texans, and Dynamo, plus college football and a calendar of major events. Houston shows up for its teams.

# The Heights

*Historic bungalows, walkable streets, and a restaurant on nearly every corner.*



One of Houston's oldest neighborhoods and still one of its most alive. Tree-lined streets of restored Victorian and Craftsman homes sit next to new builds, with a hike-and-bike trail running through the middle and a food-and-drink scene that pulls people from all over the city. You can walk to dinner, bike to coffee, and be downtown in ten minutes.

## WHERE LOCALS GO

**Eat:** Coltivare, for garden-to-table Italian in a converted bungalow with a backyard you'll want to linger in

**Sip:** Boomtown Coffee on Yale, the neighborhood's unofficial living room

**Do:** The Heights Hike-and-Bike Trail and the shops along 19th Street, an easy way to spend a Saturday

## THE PRICE REALITY

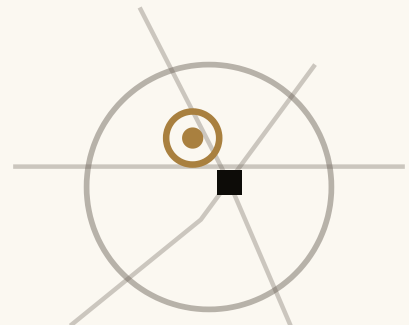
Restored bungalows and new construction run higher than Houston's average, with a wide range depending on block, lot, and whether it's original or rebuilt. There's more entry-level footing on the edges than people expect.

### TYPICAL RANGE

**\$500K–\$1.5M+**

### TYPICAL DRIVE

|            |               |
|------------|---------------|
| Downtown   | <b>10 min</b> |
| Med Center | <b>20 min</b> |



APPROXIMATE LOCATION · LOOP 610

You'll love it here if you want to trade the car for a walk, live somewhere with real history, and never run out of places to eat.

# West University

*Quiet, tree-canopied streets and a tight-knit, walkable village feel just minutes from the Med Center and Rice.*



A small, established enclave inside the Loop where the pace slows down. Manicured lots, sidewalks made for evening walks, and a genuine town center with its own city hall, parks, and rec programs. You're close to Rice Village shopping, the Museum District, and one of the largest medical complexes in the world, without feeling like you live on top of them.

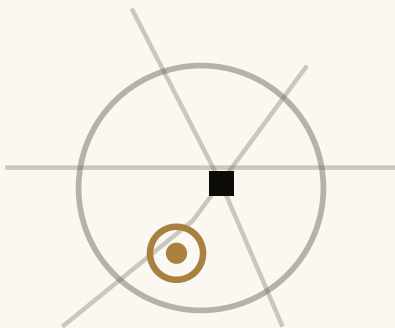
## TYPICAL RANGE

**\$1.2M–\$4M+**

## TYPICAL DRIVE

Downtown **15 min**

Med Center **8 min**



APPROXIMATE LOCATION · LOOP 610

## WHERE LOCALS GO

**Eat:** Local Foods in Rice Village, a Houston staple for salads, sandwiches, and a patio

**Sip:** Tiny's No. 5, part coffee shop, part wine bar, all neighborhood

**Do:** Evelyn's Park and the Colonial Park pool, plus the shops and restaurants of Rice Village a few blocks over

## THE PRICE REALITY

One of the most expensive addresses inside the Loop. Homes here command a premium for the location, the lots, and the walkability, with most well into seven figures. Rare to find an entry-level foothold.

You'll love it here if you want short commutes to the Med Center or Rice, a walkable village pace, and a home you plan to stay in for the long haul.

# Memorial

*Wooded lots, winding streets, and space to spread out, minutes from the Energy Corridor and downtown.*



Where you go in Houston when you want room and trees. Large lots tucked under a mature canopy, quiet cul-de-sacs, and quick access to Terry Hershey Park's trail system and Memorial Park, one of the biggest urban parks in the country. Close to the Energy Corridor, City Centre, and a straight shot downtown on I-10.

## WHERE LOCALS GO

**Eat:** Present Company or the restaurants at City Centre for a lively night out

**Sip:** Bean & Bottle, coffee by day and a wine list by night, a true neighborhood spot

**Do:** Memorial Park's running trails, golf, and the Eastern Glades, plus miles of Terry Hershey Park

## THE PRICE REALITY

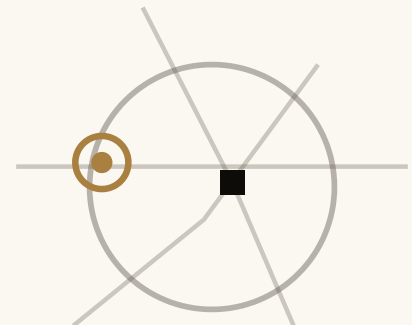
A wide range, from more attainable patio homes and townhomes to sprawling estates on acre-plus lots. One of the few premium areas where the price band actually has a floor you can reach.

### TYPICAL RANGE

**\$450K–\$3M+**

### TYPICAL DRIVE

|            |               |
|------------|---------------|
| Downtown   | <b>20 min</b> |
| Med Center | <b>25 min</b> |



APPROXIMATE LOCATION · LOOP 610

You'll love it here if you want space, green, and a bit of quiet, with the Energy Corridor and downtown both within easy reach.

# Oak Forest / Garden Oaks

*Mid-century ranch homes, big lots, and mature trees, with more house for your money than the Heights next door.*



A leafy pocket just north of the Heights that's become one of the city's smartest values. Wide lots, established oaks, and a mix of lovingly kept original ranch homes and thoughtful new builds. You get room to breathe and a real yard, while staying close to the same restaurants and trails that make the Heights popular.

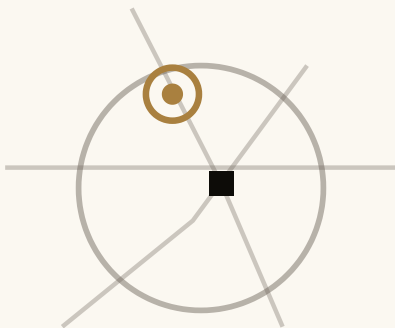
## TYPICAL RANGE

**\$400K–\$1M+**

## TYPICAL DRIVE

Downtown **20 min**

Med Center **25 min**



APPROXIMATE LOCATION • LOOP 610

## WHERE LOCALS GO

**Eat:** Petite Sweets for dessert, or the growing lineup of spots along Ella and 43rd

**Sip:** Coral Sword or a local coffee stop, low-key and unpretentious

**Do:** The neighborhood's own farmers market feel and quick access to the Heights trail system

## THE PRICE REALITY

More attainable than the Heights, West U, or Memorial, which is exactly the draw. You get a bigger lot and often a bigger house for the money, though renovated homes and new construction push toward the top of the range.

You'll love it here if you want a real yard, mid-century charm, and Heights-adjacent living without the Heights price tag.

# Montrose

*Houston's most eclectic, walkable neighborhood, where art, food, and historic homes all share the same block.*



The cultural heart of the city. Montrose mixes stately old mansions, modern townhomes, galleries, coffee shops, and some of Houston's best restaurants into a few dense, endlessly walkable square miles. Steps from the Museum District and Menil Collection, and close to everything inside the Loop. There's more energy and variety here than anywhere else in the city.

## WHERE LOCALS GO

**Eat:** Xochi, Hugo's, or Uchi, some of the most celebrated tables in Houston

**Sip:** Agora, a two-story coffee-and-wine institution, or Blacksmith for coffee

**Do:** The Menil Collection and its grounds, free and open to all, plus the Museum District a few minutes away

## THE PRICE REALITY

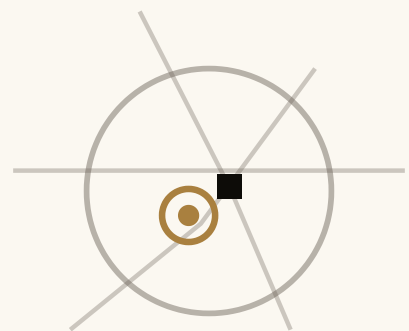
A true range. Townhomes and condos offer an inner-Loop entry point, while restored historic mansions run well into seven figures. One of the easier premium neighborhoods to get a foot into.

### TYPICAL RANGE

**\$350K–\$2.5M+**

### TYPICAL DRIVE

|            |               |
|------------|---------------|
| Downtown   | <b>10 min</b> |
| Med Center | <b>10 min</b> |



APPROXIMATE LOCATION · LOOP 610

You'll love it here if you want walkability, culture, standout food, and a neighborhood with real character.

NEXT STEP

# Let's find your Houston

---



I'm Natalie Delamore, a Houston REALTOR® who helps people relocating to the area find not just a house, but the right neighborhood to build a life in. I know these streets, the local spots, and what it actually feels like to live in each one, because I live here too.

Whether your move is months away or already on the calendar, the best time to start learning the city is now. No pressure, no rush. Just a guide who knows the way.

## READY WHEN YOU ARE

CALL OR TEXT

281.660.7637

WEB

[www.ncd-properties.com](http://www.ncd-properties.com)

EMAIL

[natalie@ncd-properties.com](mailto:natalie@ncd-properties.com)

FOLLOW ALONG

[@ncdproperties](#)

for listings and the best of Houston

*Let's talk when you're ready. Your Houston is out there.*

Natalie Delamore, REALTOR® · Berkshire Hathaway HomeServices Premier Properties

281.660.7637 · [www.ncd-properties.com](http://www.ncd-properties.com)

Equal Housing Opportunity · TREC License #840672

This is a relocation lifestyle guide, not a solicitation for property already listed with another broker.

Details change, so please confirm current information before making decisions.

**BERKSHIRE  
HATHAWAY**  
HOME SERVICES

PREMIER  
PROPERTIES