



Houston Rent Report

What homes rent for across Greater Houston, city by city.

Data through August 2026



Illustration. Not a property we manage or list.

The short version

\$1,643
Typical Houston-metro rent, August 2026

+0.0%
Change from a year earlier

7.28%
30-year mortgage rate, Oct 01

\$1,669
Payment on a typical home, 20% down

Houston rents were roughly flat over the past year at the metro level, while some suburbs moved several percent in either direction. With mortgage payments on a typical home about equal to typical rent, many would-be buyers keep renting, which supports demand for well-kept rental homes. That is our reading of the data, not a forecast.

Rent by city

Typical rent for homes, townhomes and apartments (Zillow Observed Rent Index, August 2026), the change from a year earlier, the typical home value where Zillow publishes one, and gross rent yield (a year's rent ÷ value, before any expenses).

City	Typical rent	1-yr change	Typical value	Gross yield
Houston metro	\$1,643	+0.0%	\$305,001	6.5%
Houston	\$1,542	-0.1%	-	-
Spring	\$1,795	+0.6%	\$363,173	5.9%
Katy	\$1,971	-1.1%	\$331,839	7.1%
Cypress	\$2,043	+0.2%	\$401,610	6.1%
Conroe	\$1,561	-0.5%	\$312,928	6.0%
Sugar Land	\$2,032	-0.6%	\$442,326	5.5%
Pasadena	\$1,378	+1.2%	-	-
Richmond	\$1,798	-1.0%	\$374,547	5.8%
Pearland	\$1,898	+0.8%	\$380,787	6.0%
League City	\$1,838	+2.0%	\$373,552	5.9%
Baytown	\$1,549	+1.8%	\$245,229	7.6%
Missouri City	\$2,117	-0.3%	\$333,316	7.6%
Tomball	\$1,820	+3.5%	\$357,368	6.1%
Humble	\$1,596	-1.6%	\$253,294	7.6%
Atascocita	\$1,808	+0.2%	-	-
Rosenberg	\$1,864	-0.9%	\$311,618	7.2%

Galveston	\$1,405	+0.7%	-	-
Montgomery	\$1,875	+1.7%	-	-
Texas City	\$1,323	-1.4%	-	-
Cleveland	\$1,644	+4.6%	-	-
Alvin	\$1,761	+0.2%	-	-
Friendswood	\$2,271	+5.3%	\$458,238	5.9%
Dayton	\$1,597	n/a	-	-

The Woodlands and other unincorporated areas are not in Zillow's city-level data. A typical rent is a smoothed index across many homes, not an estimate for any one property; size, condition and street matter more than the city average.

What to do with it

- **Owners:** if your rent is well below the typical rent for your city and your home is in typical condition, check current comparables before your next renewal.
- **Buyers:** gross yield is a screening number. Taxes, insurance, HOA, vacancy and repairs often take a third or more of the rent in Houston; underwrite the real costs before you offer.
- **Everyone:** the citywide number is a starting point. Your rent depends on the comparable homes leased near you recently.

Sources: Zillow Research (ZORI by city and ZHVI), retrieved October 03, 2026; Freddie Mac 30-year fixed rate via FRED. Payment assumes 20% down, 30-year fixed, principal and interest only.

Want this done for your rental?

Request a free Houston Rental Analysis at gablewaypropertymanagement.com, or call (713) 766-1197. GableWay leases and manages Houston rentals, and as a licensed brokerage we can help you buy, renovate or sell them.

General information for Texas rental owners, not legal advice. Laws and court rules change; confirm current requirements with a Texas attorney before relying on them.

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