

# The North Houston Neighborhood Comparison Guide

FREE DOWNLOAD — NORTH HOUSTON REAL ESTATE

Cypress vs. Conroe vs. The Woodlands vs. Magnolia — Side by Side

Everything you need to choose the right North Houston community for your family, budget, and lifestyle. Prepared by Christine O'Brien, Licensed REALTOR®.

## Overview: Four Communities, One Decision

North Houston offers four distinct master-planned corridors, each with its own personality, price point, and lifestyle. This guide gives you the data to compare them side by side — and Christine's honest take on who each community is best for.

## At-a-Glance Comparison

	Cypress, TX	Conroe, TX	The Woodlands	Magnolia, TX
Median Price	\$380K–\$550K	\$290K–\$420K	\$480K–\$1.2M+	\$310K–\$520K
Price Range	\$280K–\$900K+	\$230K–\$700K	\$300K–\$3M+	\$260K–\$700K
School District	CFISD	Conroe ISD	Conroe ISD	Magnolia ISD
Avg Days on Mkt	24–32 days	30–38 days	18–26 days	34–44 days
Property Tax Rate	~2.4%	~2.2%	~2.0%	~2.1%
New Construction	Active (Bridgeland)	Very Active	Limited	Active (Woodlands Hills)
County	Harris	Montgomery	Montgomery	Montgomery

## Cypress, TX — Harris County

### Best For: Families prioritizing top schools + resort amenities

Cypress is home to Bridgeland, Towne Lake, and Cypress Creek Lakes — three of the most desirable master-planned communities in Greater Houston. CFISD is one of the largest and most respected school districts in the country.

- Bridgeland: 11,400+ acres, 60+ miles of trails, resort pools, lakefront living. Builders: Pulte, David Weekley, Perry Homes, Taylor Morrison
- Towne Lake: 225-acre recreational lake, boating, waterfront dining. More limited new construction — premium pricing.
- Cypress Creek Lakes: Master-planned with lake amenities, highly accessible pricing, excellent CFISD zoning
- Commute to Energy Corridor: 20–35 min via Hwy 290. To Downtown: 35–50 min

**Christine's Tip:** Cypress is Christine's most active market. She has deep knowledge of every subdivision, school zone, and builder incentive across the corridor.

## Conroe, TX — Montgomery County

### Best For: Value, Lake Conroe access, new construction buyers

Conroe is one of the fastest-growing cities in Texas — and one of the best value propositions in North Houston. The area delivers master-planned living at 20–30% below Woodlands pricing, with access to Lake Conroe that no other corridor can match.

- Grand Central Park: 2,000-acre master-planned community with lake access, resort pool, trails. Builders: Chesmar, David Weekley, Beazer
- Ladera: Conroe's most accessible new construction community. LGI, D.R. Horton, Century Communities from the low \$270Ks
- Lake Conroe access: Boating, fishing, and waterfront dining unique to this corridor
- Commute to The Woodlands: 15–25 min. To Energy Corridor: 45–55 min

## The Woodlands, TX — Montgomery County

### Best For: Executives, relocators, premium lifestyle buyers

The Woodlands is consistently ranked among the best places to live in the United States — not just Texas. The Town Center, Waterway, and Hughes Landing offer a walkable, urban-lite lifestyle that is genuinely unique in the Houston suburbs.

- Village system: 9 distinct villages (Creekside Park, Sterling Ridge, Cochran's Crossing, etc.) each with its own character and school zones
- Nationally ranked schools: The Woodlands High School, College Park, Oak Ridge all top-10 in Texas

- Corporate corridor: HP, Aon, Chevron Phillips, CB&I; — many residents work within 10 minutes
- Resale market is competitive. Limited new construction. Move-in ready pricing starts around \$450K

**Christine's Tip:** If you're relocating from California or the Northeast and want a lifestyle equivalent to a top-tier suburb — The Woodlands is the answer. The price premium is real and it's worth it.

## Magnolia, TX — Montgomery County

### Best For: Space, acreage, small-town feel, value near The Woodlands

Magnolia offers what no other North Houston community can: genuine acreage at accessible prices, within 20 minutes of The Woodlands. The Woodlands Hills master-planned community brings resort amenities to Magnolia without the Woodlands price tag.

- Woodlands Hills: 2,000+ acres with lazy river, sports courts, 20+ miles of trails. Lennar, Century Communities, David Weekley from \$320K
- Custom lots: Magnolia offers more genuine acreage (1–10+ acre lots) than any other corridor near The Woodlands
- Magnolia ISD: A growing district with strong community investment — not yet at CFISD/Conroe ISD name recognition, but solid academics
- Commute to The Woodlands: 15–25 min. To Energy Corridor: 40–55 min

### Commute Times Summary

From...	To Energy Corridor	To Downtown Houston	To The Woodlands	To IAH Airport
Cypress	20–35 min	35–50 min	40–55 min	35–45 min
Conroe	45–55 min	50–65 min	15–25 min	30–40 min
The Woodlands	45–55 min	40–55 min	0–15 min	25–35 min
Magnolia	40–55 min	55–70 min	15–25 min	35–50 min

### School Districts Quick Reference

District	Serves	TEA Rating	Notable High Schools
CFISD	Cypress	A	Cy-Fair, Bridgeland, Cy-Ranch, Cy-Woods
Conroe ISD	Conroe + Woodlands	A	The Woodlands, College Park, Oak Ridge, Conroe

District	Serves	TEA Rating	Notable High Schools
Magnolia ISD	Magnolia	B+	Magnolia West, Magnolia High School

**Ready to Find Your North Houston Home?**

Book a free consultation with Christine O'Brien — Licensed REALTOR® serving Cypress, Conroe, The Woodlands & Magnolia TX.

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