

Welcome to Houston

Your personal relocation guide

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COLDWELL BANKER
REALTY

2025

Meet Karla Arjona

Since 2008, I've helped families from all over the world relocate to the greater Houston area. As a bilingual, highly experienced real estate agent, I am here to guide you every step of the way — whether you're moving across the state or across the globe.

My specialties include relocation, move-up buyers, and helping clients navigate Houston's diverse communities with confidence and peace of mind.



Why Houston

Houston is a global city with:

- ✓ No state income tax
- ✓ Affordable cost of living compared to other large metros
- ✓ One of the nation's youngest and most diverse populations
- ✓ Year-round outdoor living thanks to a warm climate
- ✓ A strong sense of community and Southern hospitality

Fast Facts:

- Population: Over 7 million in the metro area
- Median home price (2024): ~\$350,000 (varies widely by area)
- Median household income: ~\$85,000 (varies by area)
- Average annual rainfall: 49 inches
- Average commute time: ~30 minutes
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Areas of Town



Inner Loop:

Modern condos, nightlife, close
to major employer
Central

West Houston:

Established master-planned
communities, top schools, green
spaces

Sugar Land / Richmond / Katy:

Family-focused, excellent
schools, easy commutes
Southwest

The Woodlands:

Trees, lakes, concerts, corporate
HQs
North

Pearland:

Growing, good schools, new
construction
South

Cypress:

Affordable suburban with
master-planned amenities
West

Galveston:

Beach community lifestyle,
island living
South

Fulshear:

Family-focused, good schools,
master-planned communities,
green space.
West

Housing market 101

Houston Housing Overview

- Most homes are detached, single-family and most have a 2 car garage.
- Condos and townhomes available closer to the city core
- Master-planned communities are common in suburbs, we LOVE them
- Lower price per square foot than other major U.S. metros
- Homeowners Association (HOA) fees vary widely
- Homestead exemption available for Texas residents*



**EQUAL HOUSING
OPPORTUNITY**

Texas Property Taxes & Closing Costs

Texas does not have a state income tax, but property taxes can be higher than the national average. Rates vary by county and neighborhood, but most fall between 2% to 3.5% of the home's assessed value annually.

Closing costs for buyers in Texas typically range from 2% to 4% of the purchase price and may include:

- Title insurance
- Loan origination fees
- Escrow reserves for taxes and insurance
- Home inspection and appraisal fees

As your agent, I help you estimate your costs upfront so there are no surprises at closing. Let's make sure you're fully prepared from day one.

Cost of Living

Houston's Affordability

Lower housing costs
vs. cities like LA, NY,
Chicago

No state income tax

Utility costs can be
higher due to air
conditioning needs

Car-centric, so factor in
vehicle expenses

Grocery, restaurant,
and healthcare prices
generally reasonable

If you own a property
get flood insurance.



Weather and climate, what to expect.

- Hot, humid summers (90s+ F)
- Mild winters (often 50s–60s F)
- Hurricane season June–November — plan accordingly
- Occasional flooding — know the flood zones
- Lots of sunshine for year-round outdoor fun

Schools and Education

Houston ISDs & Beyond

- HISD is one of the largest districts in the country
- Strong suburban districts: Katy ISD, Fort Bend ISD, Cypress-Fairbanks ISD
- Private and parochial school options widely available
- Charter school growth is robust
- Bilingual and international programs offered
- Several top rated universities





Getting around Houston

- 8 major freeway spokes
- Toll roads (EZ Tag recommended)
- Limited light rail in Downtown & Medical Center
- Rideshare & car services widely available
- Cycling infrastructure improving in some parts
- Two major airports with international flights

The Houston Experience

- Over 10,000 restaurants (truly a foodie paradise!)
- Annual events: Rodeo Houston, Art Car Parade, Bayou City Arts Festival
- Cultural districts: Theater District, Museum District, Historic Third Ward
- Farmer's markets and multicultural festivals
- Professional sports are a huge part of local culture
- Parks and bayou trails for weekend adventures

A young man and woman are lying on their stomachs on a light-colored, shaggy rug. They are both smiling and looking towards the camera. The man is wearing a dark blue long-sleeved shirt and blue jeans. The woman is wearing a light-colored, long-sleeved top and blue jeans. They are surrounded by several large, open cardboard boxes on a wooden floor. A dark-colored sofa is visible in the background on the right side.

How to plan a smooth move

- ✓ Research neighborhoods ahead of time
- ✓ If moving pets, check city rules on registration/vaccination
- ✓ Get Texas vehicle tags within 30 days
- ✓ Forward mail & update voter registration
- ✓ Plan for school transfers ahead of time
- ✓ Work with a relocation specialist — like me!



My Relocation Services

- ✓ Home search
- ✓ Virtual/video tours
- ✓ Area orientation tours
- ✓ Local contractor recommendations
- ✓ Negotiation and contract support
- ✓ Post-move check-ins

Ready to Make Houston Home?

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