# 77098 — Upper Kirby / Montrose South

Harris County • Area Code 713 • Neighborhoods: Upper Kirby, Montrose South, Kirby Drive

| 17,210 | $116,650 | $787K | 22 min |
|---|---|---|---|
| Population | Median Income | Home Value | Avg Commute |

## Demographics & Population

| | | |
|---|---|---|
| **Population** | 17,210 | (57% below avg 39,747) |
| **Median Age** | 37.3 | (4% above avg 36) |
| **Household Size** | 1.8 | |
| **Total Households** | 9,442 | |
| **Diversity Index** | 63/100 | |

**Racial Composition:** White: 56% · Hispanic: 16% · Black: 8% · Asian: 15% · Other: 5%

## Income & Economy

| | | |
|---|---|---|
| **Median Household Income** | $116,650 | (36% above avg $86,033) |
| **Per Capita Income** | $100,638 | |

## Housing Market

| | | |
|---|---|---|
| **Median Home Value** | $787,300 | (144% above avg $322,106) |
| **Median Rent** | $1,892 | (25% above avg $1,508) |
| **Homeownership Rate** | 34% | (41% below avg 58%) |
| **Housing Units** | 10,459 | |
| **Vacancy Rate** | 10% | |

## Education

| | |
|---|---|
| **High School Graduates** | 99% |

| | | |
|---|---|---|
| **Bachelor's Degree** | 81% | (125% above avg 36%) |
| **Graduate Degree** | 45% | |

## Commute & Transportation

| | | |
|---|---|---|
| **Average Commute** | 22 minutes | (27% below avg 30 min) |
| **Drive Alone** | 69% | |
| **Carpool** | 5% | |
| **Public Transit** | 1% | |
| **Work from Home** | 21% | |

## Geography & Climate

| | |
|---|---|
| **Coordinates** | 29.7328°N, 95.4158°W |
| **Land Area** | 2.2 sq mi |
| **Elevation** | 48 ft |
| **July Avg High** | 95°F |
| **January Avg Low** | 43°F |
| **Annual Rainfall** | 50 in |

## Nearby Attractions

Upper Kirby District · Levy Park · River Oaks Shopping Nearby · Kirby Drive Restaurants

**Nearby Zip Codes:** 77005 (West University Place), 77006 (Montrose), 77019 (River Oaks), 77027 (Galleria / Uptown), 77046 (Greenway Plaza)