# 77316 — Montgomery North / Lake Conroe

Montgomery County • Area Code 936 • Neighborhoods: Montgomery North, Walden

| 34,694 | $124,055 | $431K | 38 min |
|---|---|---|---|
| Population | Median Income | Home Value | Avg Commute |

## Demographics & Population

| | | |
|---|---|---|
| **Population** | 34,694 | (13% below avg 39,747) |
| **Median Age** | 41.1 | (15% above avg 36) |
| **Household Size** | 2.8 | |
| **Total Households** | 12,487 | |
| **Diversity Index** | 38/100 | |

**Racial Composition:** White: 77% · Hispanic: 15% · Black: 3% · Asian: 2% · Other: 3%

## Income & Economy

| | | |
|---|---|---|
| **Median Household Income** | $124,055 | (44% above avg $86,033) |
| **Per Capita Income** | $55,780 | |

## Housing Market

| | | |
|---|---|---|
| **Median Home Value** | $431,400 | (34% above avg $322,106) |
| **Median Rent** | $1,304 | (14% below avg $1,508) |
| **Homeownership Rate** | 89% | (53% above avg 58%) |
| **Housing Units** | 13,084 | |
| **Vacancy Rate** | 5% | |

## Education

| | | |
|---|---|---|
| **High School Graduates** | 95% | |
| **Bachelor's Degree** | 46% | (28% above avg 36%) |
| **Graduate Degree** | 15% | |

## Commute & Transportation

| | | |
|---|---|---|
| **Average Commute** | 38 minutes | (27% above avg 30 min) |
| **Drive Alone** | 70% | |
| **Carpool** | 7% | |
| **Public Transit** | 1% | |
| **Work from Home** | 18% | |

## Geography & Climate

| | |
|---|---|
| **Coordinates** | 30.35°N, 95.65°W |
| **Land Area** | 45 sq mi |
| **Elevation** | 210 ft |
| **July Avg High** | 95°F |
| **January Avg Low** | 36°F |
| **Annual Rainfall** | 48 in |

## Nearby Attractions

Lake Conroe · Sam Houston National Forest · Walden on Lake Conroe

**Nearby Zip Codes:** 77356 (Montgomery), 77354 (Magnolia)