Williamson County: Price Stability Amidst Rate Shifts

Explore how current median home prices and mortgage rates are shaping affordability in the region.

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THE DATA

$435,000

Median Sales Price

The median sales price for residential homes in Williamson County, excluding Georgetown, reached $435,000 in June 2026.

This median price reflects the current valuation trends across key Williamson County communities like Round Rock, Cedar Park, and Leander. Understanding this benchmark is critical for both buyers assessing their budget and sellers setting competitive listing prices in the evolving market.

Source: Texas A&M Texas Real Estate Research Center · Published July 16, 2026

01

Mortgage Rates Impact Affordability Dynamics

With the 30-year fixed mortgage rate at 6.55% as of July 15, 2026, affordability remains a key consideration for Williamson County buyers. This rate directly influences purchasing power and monthly housing costs, prompting some to explore diverse housing types or different communities within the county to meet their financial goals.

02

Strategic Pricing Essential for Market Success

Given the median sales price and prevailing interest rates, sellers in Williamson County must engage in strategic pricing. Overpricing can lead to longer market times, while competitive pricing aligns with buyer expectations and current market realities, particularly in areas like Hutto and Taylor where value is often a significant draw.

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