

Williamson County's Housing Inventory Challenge?

Will demand continue to outpace supply in Round Rock, Leander, and Cedar Park?

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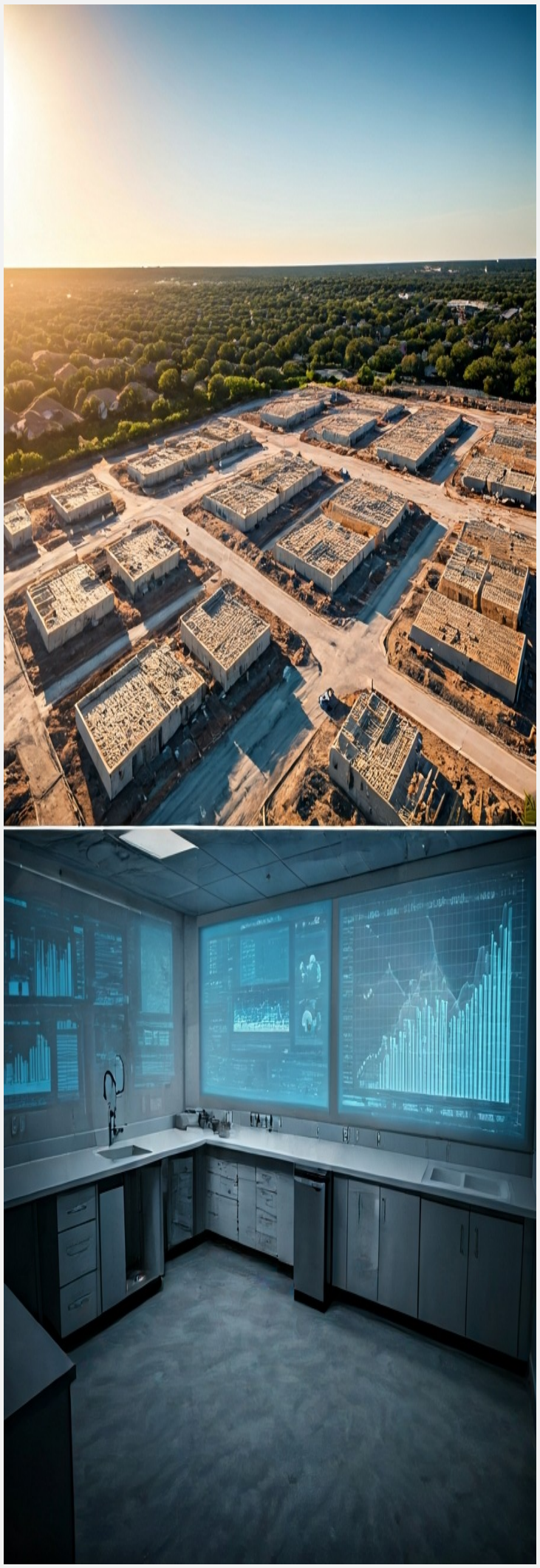
THE DATA

2.2 months

Housing Inventory

Williamson County's housing inventory (excluding Georgetown) remains significantly below balanced market levels.

A balanced housing market typically sees 6 months of inventory. The current low levels in areas like Round Rock and Leander indicate sustained buyer competition, which can influence home values and market velocity. This tight supply environment suggests a persistent demand for housing across the county.



Source: Texas A&M Texas Real Estate Research Center · Published August 09, 2026

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Buyers Face Persistent Competition

With only 2.2 months of housing inventory, buyers in Williamson County (outside Georgetown) are navigating a highly competitive landscape. This means making swift, decisive offers is often crucial for securing properties in desirable areas like Cedar Park and Hutto. Understanding current market dynamics helps in setting realistic expectations.





02

New Construction Remains Critical

The sustained low inventory highlights the ongoing need for new housing development across Williamson County. Meeting the demand from incoming residents and existing homeowners looking to upgrade requires continued investment in residential construction, particularly in growing communities such as Taylor and Liberty Hill. This expansion is vital for future market stability.

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