The Secret to Hill Country Resilience

Land use rules may be key to price stability



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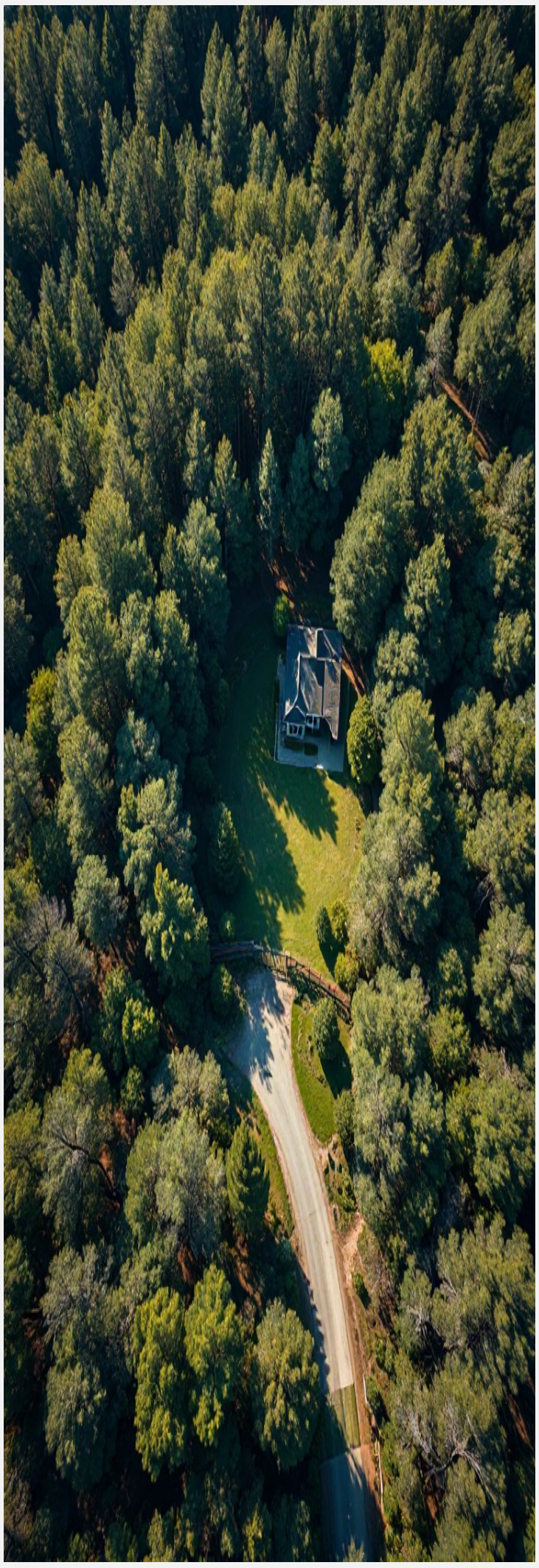
THE DATA

5.2%

Annual Home Price Growth

In the Texas Hill Country, 2026 data from Dallas Fed.

Despite national trends of volatility, Hill Country home prices have grown at a steady 5.2% annually through August 2026. This growth is notably more stable than other parts of Texas, where fluctuations often exceed 10%.



Source: Dallas Fed · Published August 25, 2026

01

Land Restrictions Are a Hidden Shield

Hill Country’s strong local land-use regulations—especially those limiting high-density development—have contributed to stable supply and reduced speculative investment. This creates a more predictable market, which helps maintain price stability even amid national uncertainty. The effect is amplified by the region's limited buildable land, where new construction is tightly controlled. These factors align with data from TRERC’s 2026 study on regional housing dynamics.



02

Privacy Demand Fuels Price Stability

The desire for private, secluded homes in Hill Country has increased as buyers value exclusivity and natural space. This shift in buyer preference reduces the pressure for rapid sales or price reductions. As noted by Texas A&M TRERC's latest research, demand for large, isolated parcels is rising—especially among out-of-state investors seeking a rural retreat. This dynamic creates a more resilient market, one that defies typical supply-and-demand cycles seen elsewhere.

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