

Top Growth in Austin MSA — ALEX Intelligence 2026

Del Valle ISD Leads Austin MSA Enrollment Growth

3.8% one-year rise in district enrolment — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

3.8%

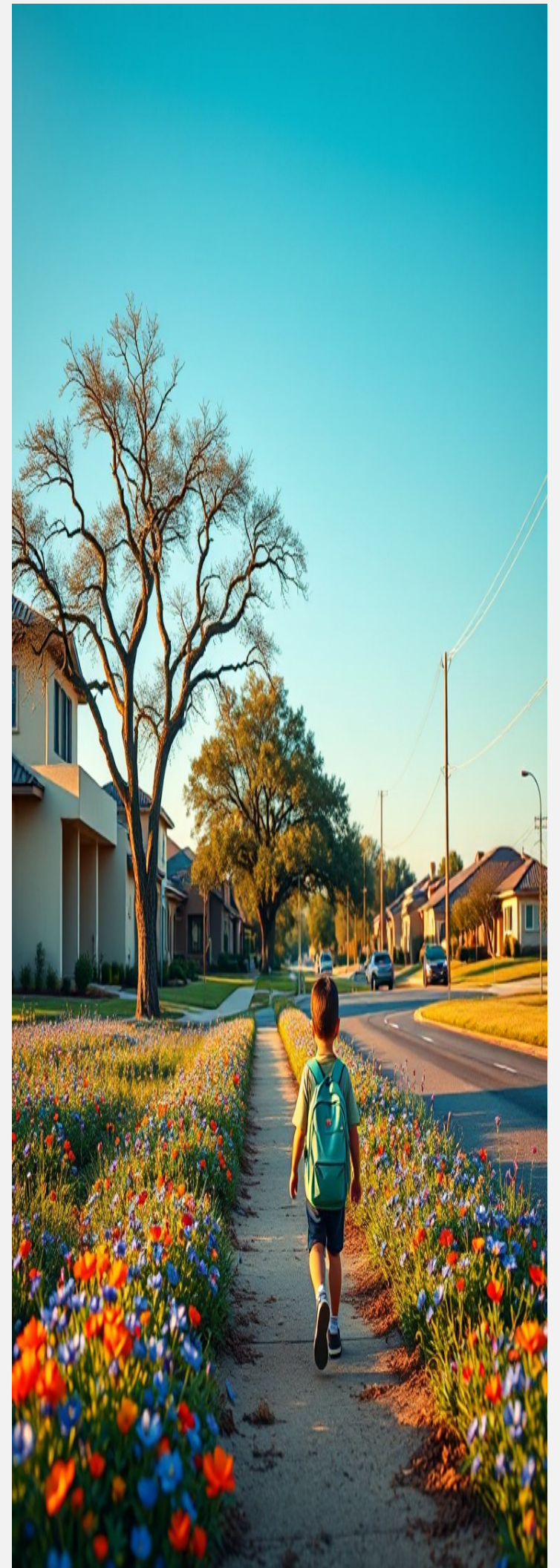
One-Year Change in District Enrolment (2025)

Del Valle ISD recorded the highest growth in the Austin MSA among districts with over 1,500 students.

This 3.8% surge in student enrollment is not just a school-level trend — it reflects a broader demographic shift. Families are choosing Del Valle ISD not only for its academic performance but for its affordability and emerging community infrastructure. This growth is a leading indicator of long-term residential demand and infrastructure investment potential in the district's core areas.

Source: ALEX Intelligence

<https://alex-companies.com/data/2026-09-10-austin-msa-tapr-enrollment-change>



01

Growth Drives Infrastructure Investment

School enrollment is a proxy for household formation. A 3.8% rise in enrolment signals a wave of new families settling in Del Valle ISD — likely bringing with them demand for housing, retail, and transportation upgrades. This is not a short-term spike but a structural shift, suggesting that real estate development in the district will increasingly focus on family-oriented, mixed-use neighborhoods with school access built in.

02

Affordability as a Growth Magnet

While Austin's median home price remains elevated, Del Valle ISD's growth suggests that affordability is now a competitive advantage. Families are choosing districts with rising enrollment and stable school quality over higher-priced, more established areas. This challenges the assumption that growth in Austin MSA is solely driven by tech-driven demand. Instead, it reveals a new tier of demand — families prioritizing long-term community stability and value over immediate proximity to downtown.



Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

