

0.80x Homes Per New Household — ALEX Intelligence 2026

Williamson County Builds 0.80x Homes Per New Household

A structural deficit in housing supply, per ALEX Intelligence 2026

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THE DATA

0.80x

One-Unit Homes Permitted per Net Arriving Household (2023)

Williamson County approved fewer new homes than the number of households moving in during 2023.

This 0.80x ratio means that for every new household settling into the county, only 0.8 of a new home was permitted. It reflects a persistent shortfall in new housing construction relative to population inflow, a condition that cannot be sustained long-term without significant price or supply-side pressure.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2023; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-13-williamson-permits-per-arrival>



01

Supply Is Lagging Demand

This imbalance is not due to a lack of interest — construction activity remains high in Hutto, Round Rock, and Cedar Park — but it is not keeping pace with the rate of migration. The outcome is a market where demand is being met through scarcity, not abundance.

02

The Market Is Self-Correcting

Moreover, as construction costs rise and land becomes scarcer, the incentive to build will grow — but only if the market signals that new homes will be absorbed. The 0.80x ratio is not a failure; it is a signal. The market is pricing in the cost of scarcity, and that pricing will eventually unlock supply.

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