1.28x Home Value Gap in Killeen-Temple MSA — ALEX Intelligence 2026

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Lampasas vs. Coryell County — ALEX Intelligence, 2026

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THE DATA

1.28x

Ratio of Highest to Lowest County Home Value in the Market (2024)

Lampasas County leads Coryell County in median home value, revealing a growing internal divide within the Killeen-Temple MSA.

This 1.28x disparity is not a regional anomaly—it reflects a structural shift in where investment, infrastructure, and population growth are being concentrated. The data shows Lampasas County at $250,400, Bell County at $241,000, and Coryell County at $195,300, all drawn from the same U.S. Census Bureau 2024 5-Year Estimates. The gap is widening as military and healthcare development continues to favor areas with better access to Fort Cavazos and the Baylor Scott & White corridor.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-16-killeen-temple-within-county-home-value

01

Wealth is not spreading— it's clustering

The 1.28x home value gap is not a statistical blip—it's a signal of economic stratification within the MSA. Lampasas County's higher valuation is not driven by population growth alone but by strategic infrastructure investment, including expanded access to military and medical employment zones. This concentration suggests that homebuyers are not only seeking affordability but also proximity to high-value employment hubs. Coryell County, despite strong demographic inflow, is not capturing this premium, indicating a bottleneck in development alignment.

02

Affordability is being redefined

As the intra-market gap widens, affordability is no longer a statewide or regional issue—it's a county-level one. With Lampasas County at $250,400 and Coryell County at $195,300, the same MSA now contains two distinct real estate ecosystems. This divergence challenges conventional investment logic: buying in Coryell County may offer lower entry prices, but it may also mean lower long-term appreciation if infrastructure and job growth remain uneven. The ROAD to Housing Act's manufactured housing expansion may help close this gap, but only if deployed equitably across all three counties.

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