4.56x Home Value Spread — ALEX Intelligence 2026

4.56x Home Value Spread in Texas Hill Country

Kendall vs. Real County — ALEX Intelligence, 2026

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THE DATA

4.56x

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

This is the largest intra-market spread in Texas Hill Country, driven by uneven development and land use policy.

The 4.56x gap between Kendall County ($512,700) and Real County ($112,500) reflects not just income disparity, but divergent zoning, infrastructure investment, and access to regional amenities. This spread is not a temporary fluctuation — it is structural, rooted in historical land patterns and modern migration choices. The data reveals a market where wealth is increasingly concentrated in a few high-demand corridors, while rural counties remain economically isolated.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-18-hill-country-tx-within-county-home-value

01

Wealth Concentrates in Corridors

The highest home values are not spread evenly across the Hill Country; they cluster in counties with access to major transportation nodes, reliable utilities, and established communities. Kendall County's position at the top is not accidental — it lies along the I-35 corridor with growing tech-influenced migration, while Real County's remote location and limited infrastructure reinforce its affordability. This concentration suggests that future growth will follow existing corridors, not spread uniformly.

02

Affordability Is a Geography, Not a Price

Real County’s $112,500 median home value is not a sign of weakness — it’s a function of geography and policy. With no major highways, limited broadband, and minimal public services, Real County remains a frontier market. This is not a price point to be ‘fixed’ — it’s a signal of what remains untouched by the region’s economic engine. The 4.56x spread thus reflects a deeper reality: the Hill Country is not one market, but a network of distinct economic ecosystems.

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