

#1 in Vacancy Share — Texas Hill Country 2026

Kingsland Has Highest Vacancy in Texas Hill Country

26.6% Rate Signals Market Depth, Not Weakness

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THE DATA

26.6%

Housing Vacancy Rate (2024)

Kingsland leads the Texas Hill Country in vacancy share among cities in Bandera, Blanco, Burnet, Gillespie, Kendall, Kerr, Kimble, Llano, Mason, and Real counties.

This figure reflects unoccupied units, including seasonal and second homes — not distressed inventory. The high vacancy in Kingsland is not a sign of market failure, but a structural indicator of robust secondary housing demand and resort-driven land use patterns.

01

Vacancy Is a Feature, Not a Flaw

The presence of 26.6% unoccupied units is not a deficit — it's a design outcome of a region that prioritizes lifestyle over turnover. This is not a failing; it's a competitive advantage in a national market where scarcity is the norm.

02

The Market Is Stabilizing Around High Vacancy

This dynamic supports long-term value retention. Even with high vacancy, homes sell quickly when active, and prices remain resilient. The market is not underperforming — it's operating on a different logic entirely.

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