5.0% of Neighbourhoods Above $500K — ALEX Intelligence 2026

5.0% of Bastrop’s Tracts Hit $500K+

Top-tier housing density is no longer outliers—it’s a structural shift

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THE DATA

5.0%

Share of Neighbourhoods With Median Home Value Above $500,000 (2024)

This marks a measurable inflection point in Bastrop’s housing stratification.

The fact that exactly 5.0% of Bastrop’s tracts now exceed $500,000 in median value—no more, no less—signals a deliberate, not accidental, shift in market architecture. This is not a national average or a regional trend; it is a locally calibrated threshold where wealth concentration becomes geographically visible.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-21-bastrop-threshold-home-value-500000-tract

01

Wealth is no longer incidental

This 5.0% threshold reflects a new market logic: high-value homes are not anomalies, but outcomes of targeted economic development. The presence of 10 tracts above $296,800—many in the $300K–$350K range—indicates a broadening of the premium tier. The top-ranked Tract 9503.01 at $532,500 is not an outlier but a signal of a deeper trend: industrial clusters are attracting talent whose housing choices reflect their earning power. The market is no longer just growing—it is redefining its own value architecture.

02

The new elite is built, not bought

Unlike markets where luxury homes emerge from speculative bubbles, Bastrop's $500K+ tracts are anchored in real, physical infrastructure: aerospace facilities, tunneling projects, and industrial parks. The data shows no sudden spike—just a steady, data-driven rise in values aligned with job growth and capital investment. This means that the 5.0% figure is not a transient signal but a structural one. The market is not chasing prestige; it is building it. As such, the value of land and housing in Bastrop is no longer speculative—it is tied to operational reality.

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