

95.8% Single-Family Detached — ALEX Intelligence 2026

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Santa Rita Ranch leads Williamson County's housing structure — ALEX Intelligence, 2026

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THE DATA

95.8%

Share of Homes That Are Single-Family Detached (2024)

Santa Rita Ranch holds the highest share of single-family detached homes in Williamson County.

This figure is not just a statistic — it's a structural signal. With 95.8% of homes in Santa Rita Ranch being single-family detached, the area has cemented a rare, stable housing model. This consistency reduces fragmentation, supports long-term community cohesion, and enhances property value resilience. It reflects deliberate land-use planning that prioritizes low-density, private ownership over mixed-use or multi-unit development.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-26-williamson-single-family-share-place-mkt>



01

Density as a Competitive Advantage

In Williamson County's non-Georgetown suburbs, high single-family share isn't just a preference — it's a defensible market differentiator. Areas like Santa Rita Ranch and Hutto, with over 90% single-family homes, are structurally insulated from the volatility of multifamily markets. This stability attracts long-term homeowners, reduces turnover risk, and reinforces community identity. For investors and residents alike, this is a signal of enduring value, not just current price.

02

The Hidden Cost of Density

While Santa Rita Ranch leads in single-family share, its structural isolation may limit future adaptability. As land values rise and infrastructure strains mount, rigid single-family zoning can hinder the development of essential services — schools, transit, micro-fulfillment hubs, or co-working spaces. The same zoning that protects privacy today may become a barrier to innovation tomorrow. The real test for these communities is not just maintaining 95.8%, but evolving without sacrificing their core identity.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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