

#1 in Texas: Oldest Housing Stock by City

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Bulverde leads Texas in median home age — 28 years

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THE DATA

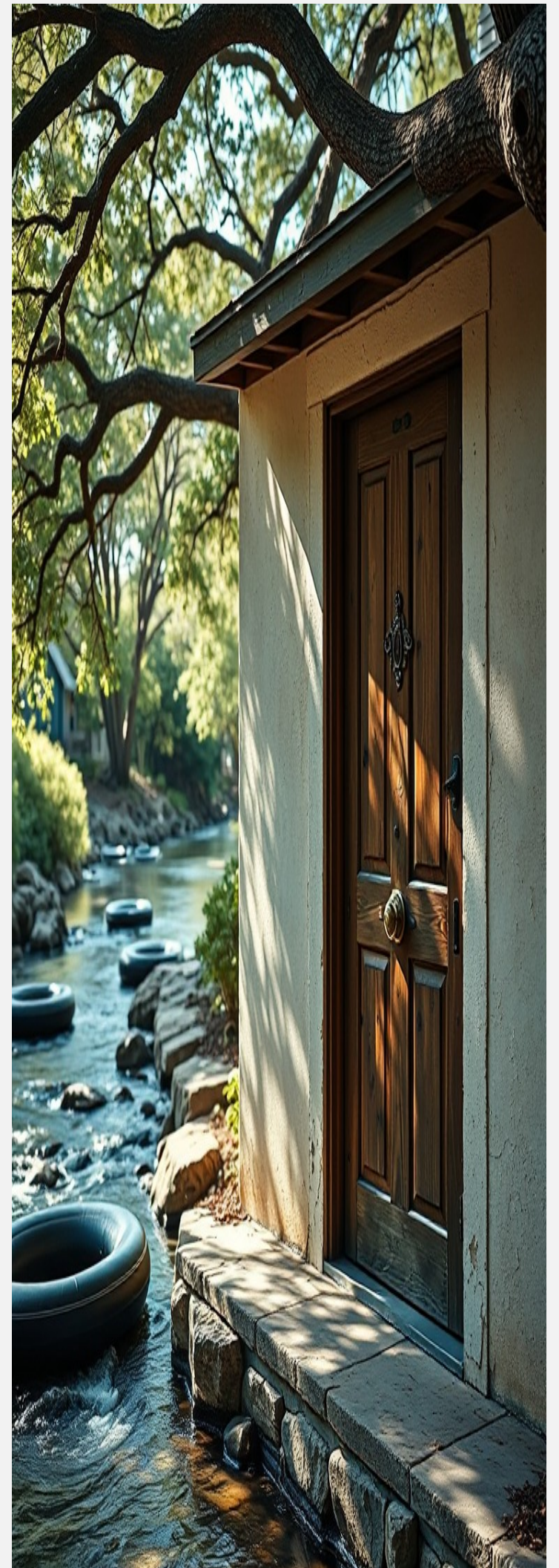
28 years

Median Home Age (2024)

Bulverde has the oldest housing stock in the San Marcos-New Braunfels MSA.

This 28-year median age in Bulverde is not a sign of decline, but a structural feature of a market where new development is concentrated in newer cities like Kyle and Dripping Springs. The older stock in Bulverde reflects decades of stable, long-term residency and deep community roots.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-27-san-marcos-nb-median-home-age-place-mkt>



01

Age is a competitive moat

In a region where new construction dominates, the oldest housing stock becomes a rare asset. Bulverde's 28-year median age signals mature neighborhoods with established infrastructure, strong school districts, and deep neighborhood cohesion — all factors that attract long-term residents and reduce turnover.

This is not a legacy of stagnation, but a foundation of stability that fuels demand for preservation and value retention, even as newer communities grow around it.

02

The new vs. the old divide

While Kyle and Dripping Springs boast median home ages of 14 and 11 years, respectively, the contrast with Bulverde reveals a dual-market dynamic: one of rapid expansion and one of enduring character.

This divergence is not a weakness — it's a strategic advantage. Investors and homeowners seeking stability, heritage, and community continuity are drawn to the older stock, creating a demand that resists the volatility seen in newer, speculative markets.



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