

Top-to-Median Gross Rent Gap: 1.2x — ALEX Intelligence 2026

Boerne's 1.2x Rent Gap Is a Market Signal

Top-to-median gross rent spread reveals hidden stratification in the Hill Country's real estate story

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THE DATA

1.2x

Top-to-Median Gross Rent Gap (2024)

Boerne leads the Texas Hill Country in the gap between top-tier and median gross rent.

This 1.2x spread is not a flaw — it's a structural feature of a market where high-end rental demand coexists with broad affordability. The gap reflects a dual-tiered rental economy: one for remote professionals and second-home owners, another for long-term residents and service workers. The persistence of this spread suggests that affordability is not a monolithic issue but a layered reality.

01

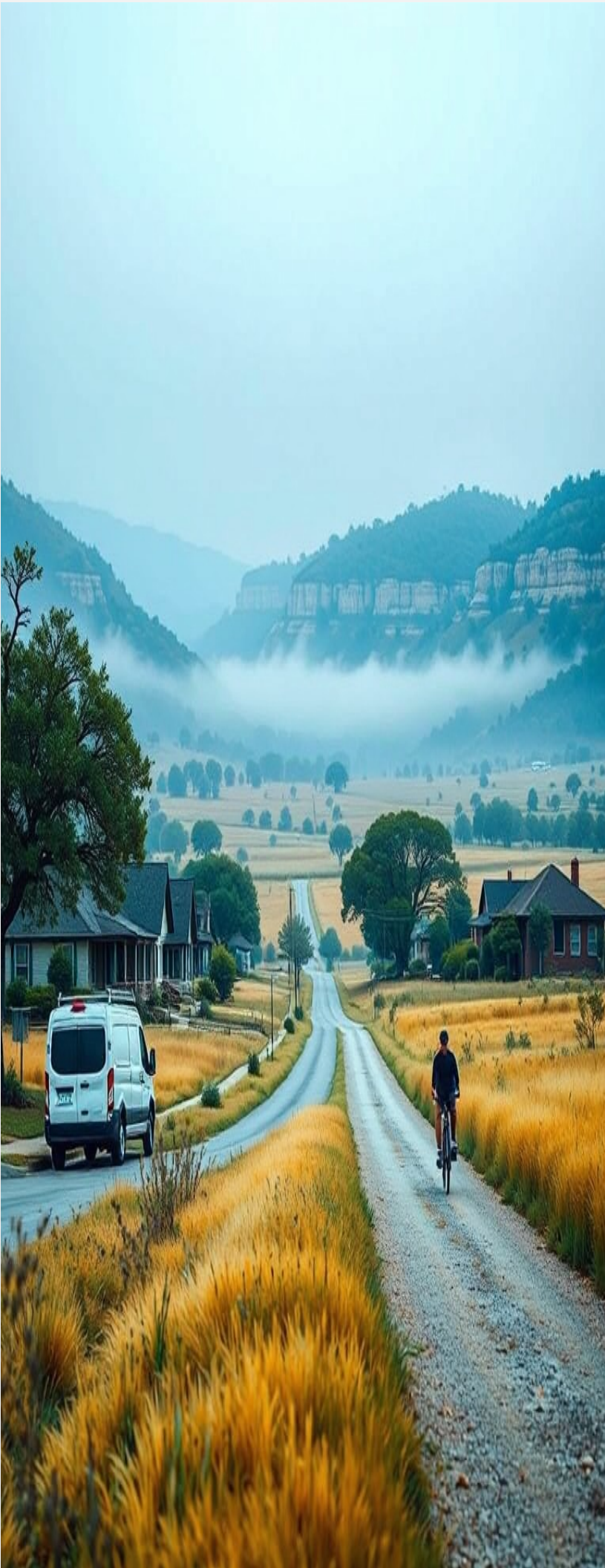
Affordability Is a Spectrum

The Hill Country's strength lies not in uniform pricing but in its ability to host multiple economic layers. Boerne's 1.2x rent gap is not a warning sign — it's a sign of resilience. High-end renters pay premiums for lifestyle, while median rents remain accessible for local workers. This balance allows the region to attract both digital nomads and essential service providers without collapsing under demand pressure.

02

Rent Gaps Reflect Market Maturity

A 1.2x spread is not abnormal — it's expected in a mature, high-demand region. In Boerne, this gap indicates that the market has evolved beyond simple growth. It's now a place where value is defined by experience, not just square footage. The rent gap is not a failure of policy — it's a byproduct of success. The real question is not how to close it, but how to ensure that access to opportunity remains open across all tiers.



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