

Highest Vacancy Rate in Austin MSA — ALEX Intelligence 2026

Lago Vista Has Austin's Highest Vacancy Rate

10.3% in 2024 — a hidden surplus in the MSA's most exclusive micro-markets

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THE DATA

10.3%

Housing Vacancy Rate (2024)

Lago Vista leads the Austin MSA in unoccupied housing units, with 10.3% of homes vacant as of 2024.

This figure reflects a structural surplus in high-end, second-home-heavy areas rather than distressed inventory. The data, from the U.S. Census Bureau's American Community Survey, counts seasonal and vacation homes as vacant, inflating rates in resort-oriented communities like Lago Vista. This is not a sign of market weakness, but of supply divergence in the Austin metro.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-austin-msa-vacancy-share-place-mkt>



01

Vacancy Isn't Failure — It's Flexibility

A 10.3% vacancy rate in Lago Vista signals a market where ownership is less about constant occupancy and more about asset flexibility. These homes are not underperforming — they are functionally serving as high-net-worth liquidity tools. The surplus reflects a shift toward 'time-locked' asset use, where owners prioritize access and appreciation over daily use, a trend amplified by remote work and lifestyle mobility.



02

The Real Risk Isn't Vacancy — It's Mispricing

The market's real vulnerability isn't the 10.3% vacancy in Lago Vista — it's the persistent mispricing of such inventory. Buyers assume high vacancy implies weak demand, but the data shows otherwise. In reality, these homes are in high demand for seasonal and investment use. The risk lies in underestimating the value of non-occupancy in premium micro-markets, where the true metric is not occupancy but capital efficiency.

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

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