

#1 Best In Texas Real Estate™: Bastrop County

54.2% of Seasonal Homes Cluster in 3 Tracts

Bastrop County's second-home market is not dispersed — it's hyper-concentrated in three neighborhoods.

Swipe for insights →

THE DATA

54.2%

Share of the Market's Seasonal Homes in Its Top Three Neighbourhoods (2024)

This concentration is unprecedented in Texas's secondary housing markets.

The data reveals that more than half of all seasonal homes in Bastrop County are located in just three census tracts. This level of spatial clustering suggests a high degree of market coalescence, where development, infrastructure, and community identity are increasingly defined by a few core zones. The pattern is not random — it reflects targeted investment and zoning decisions that favor specific corridors.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-01-bastrop-concentration-seasonal-homes-tract>



01

Development is Following Demand

For local policymakers and developers, this data signals where to focus investment. It also suggests that the market is not simply expanding outward but consolidating around high-value clusters. This could lead to increased pressure on public services and housing affordability in those areas, even as the broader county remains less developed.



02

The Market Is a System, Not a Sum

This has implications for zoning, emergency response planning, and long-term sustainability. A crisis in one of these top tracts — whether environmental, infrastructural, or fiscal — could disproportionately affect the entire seasonal housing market in the county. The system is efficient but fragile.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

