

#2 in Owner Occupancy Rate — Williamson County, 2024

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69.5% ownership rate confirms long-term stability in Sun City Georgetown

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THE DATA

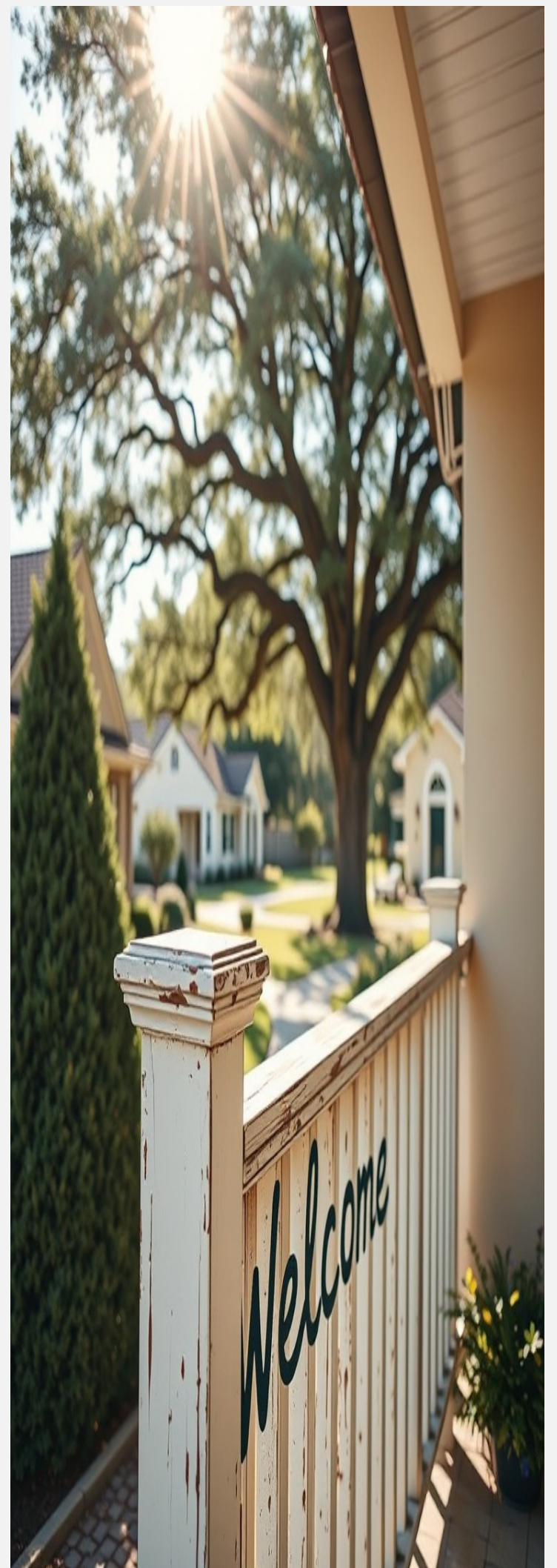
69.5%

Owner Occupancy Rate (2024)

Georgetown ranks #2 among Williamson County cities in owner occupancy, signaling deep-rooted community investment.

This rate reflects more than just homeownership — it points to sustained resident retention, reduced turnover, and a stable tax base. In a region where new construction drives growth, a 69.5% owner occupancy rate is exceptional, especially when compared to nearby Hutto (79.6%) and Taylor (74.6%), which are still in earlier development phases. This stability suggests that Georgetown's housing stock is not just being built, but actively inhabited and valued over time.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-georgetown-tx-owner-share-place-mkt-asc>



01

Ownership as a Stability Anchor

High owner occupancy in Georgetown is not accidental — it's a structural advantage in a volatile market. With 69.5% of homes occupied by owners, the city has built-in resistance to speculative flipping and short-term rental volatility. This is especially relevant in Sun City Georgetown, where aging infrastructure and long-term community ties are becoming competitive differentiators. The data suggests that buyers aren't just purchasing property; they're investing in a lasting lifestyle, which reduces market churn and supports sustainable property value growth.

02

The Paradox of High Stability

While a high owner occupancy rate is typically a sign of strength, it can also signal reduced housing turnover — which may limit new construction demand in the long term. With 69.5% of homes owner-occupied, the pool of potential sellers is smaller, and the rate of new residents moving in may slow. This could compress inventory growth even as demand from remote workers persists. This indicates that stability and growth are not mutually exclusive — they coexist through strategic development and community retention.



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