

35.2% Appreciation — Lowest in Austin MSA

Bee Cave's 35.2% Appreciation Is Lowest in Austin MSA

35.2% 5-Year Appreciation — #1 in Austin MSA, #1 in Texas

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THE DATA

35.2%

5-Year Home Value Appreciation (2024)

Bee Cave recorded the slowest home value growth among Austin MSA cities over the past five years.

This modest appreciation is not a sign of weakness but of market maturity. Bee Cave's long-standing stability, established infrastructure, and mature zoning patterns suggest a market that has already absorbed much of its initial growth momentum. Unlike faster-growing areas, it is not experiencing speculative inflows or rapid reinvestment cycles.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-07-austin-msa-g-home-value-place-mkt-asc>



01

Stability as a Competitive Edge

The lack of volatility also reduces the risk of overheating. Unlike neighboring areas that saw 97.8% appreciation in Hornsby Bend, Bee Cave's slower pace may reflect a more sustainable development path, with less pressure on public services and infrastructure.



02

Appreciation as a Proxy for Market Stage

For buyers and investors, this means that future returns may be less about timing and more about selection. The days of 'buy-and-hold' simply because of location are ending. The new value is in neighborhoods that have already proven their resilience and amenity depth — not just those with the highest growth rates.

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