

#1 of 7 Williamson County cities, #1 of 7 Texas cities — ALEX Intelligence 2026

#1 in Williamson County, #1 in Texas

Home Value to Income Ratio — ALEX Intelligence 2026

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THE DATA

4.5x

Home Value to Income Ratio (2024)

Georgetown leads all Williamson County cities in home value relative to income, reflecting strong market positioning.

At 4.5x, Georgetown's home value to income ratio is the highest among its county peers, indicating that local home prices are significantly elevated relative to household income. This metric suggests that while affordability is under pressure, the market remains resilient due to high income levels and strong demand. The ratio is computed from the U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-georgetown-tx-value-to-income-place-mkt>



01

Affordability as a strategic advantage

Georgetown's top rank in home value to income ratio is not a sign of dysfunction but a signal of structural strength. The city's high ratio reflects deep local income growth, particularly in professional and service sectors tied to nearby Austin. This premium pricing power is not driven by speculation but by sustained economic anchoring. As a result, Georgetown attracts investors seeking long-term stability, not short-term flips.



02

The hidden cost of leadership

Being #1 in Williamson County and Texas on this metric comes with a trade-off: elevated barriers to entry for first-time buyers. However, this also incentivizes local innovation in workforce housing and tenant retention. The recent Pflugerville ISD teacher housing project, while not in Georgetown, reflects a regional trend of addressing affordability through targeted infrastructure — a model Georgetown may adopt to sustain its leadership without sacrificing access.

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