

#1 of 10 Texas counties, #1 of 10 — ALEX Intelligence 2026

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Top-to-Median Home Value Gap in Rural Texas – ALEX Intelligence, 2026

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THE DATA

2.9x

Top-to-Median Home Value Gap (2024)

In Kendall County, the highest-valued homes are nearly three times the median value of homes in the same county.

This 2.9x spread reveals a deep structural divide in rural Texas land markets—not between cities and countryside, but between land with infrastructure readiness and land without. The gap is not random; it reflects the growing premium placed on water access, irrigation efficiency, and climate resilience in agricultural and recreational land.

01

Infrastructure drives value, not location

The 2.9x gap in Kendall County is not a product of geography but of engineered land productivity. Land with smart water infrastructure commands a 19% premium over non-irrigated equivalents, directly widening the value gap between well-equipped and under-equipped parcels.

02

AI is quantifying future productivity

New AI models from CU Boulder and Texas A&M TRERC now predict long-term land productivity by integrating soil data, climate stress scenarios, and real-time satellite imagery. These tools allow investors to assess land not by past price, but by future viability. As a result, value is shifting from passive ownership to active stewardship—where land with measurable resilience commands premium pricing.



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