

#2 of 7 Williamson County cities — ALEX Intelligence 2026

#2 in Williamson County, #2 in Texas

Single-family detached share, ALEX Intelligence 2026

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THE DATA

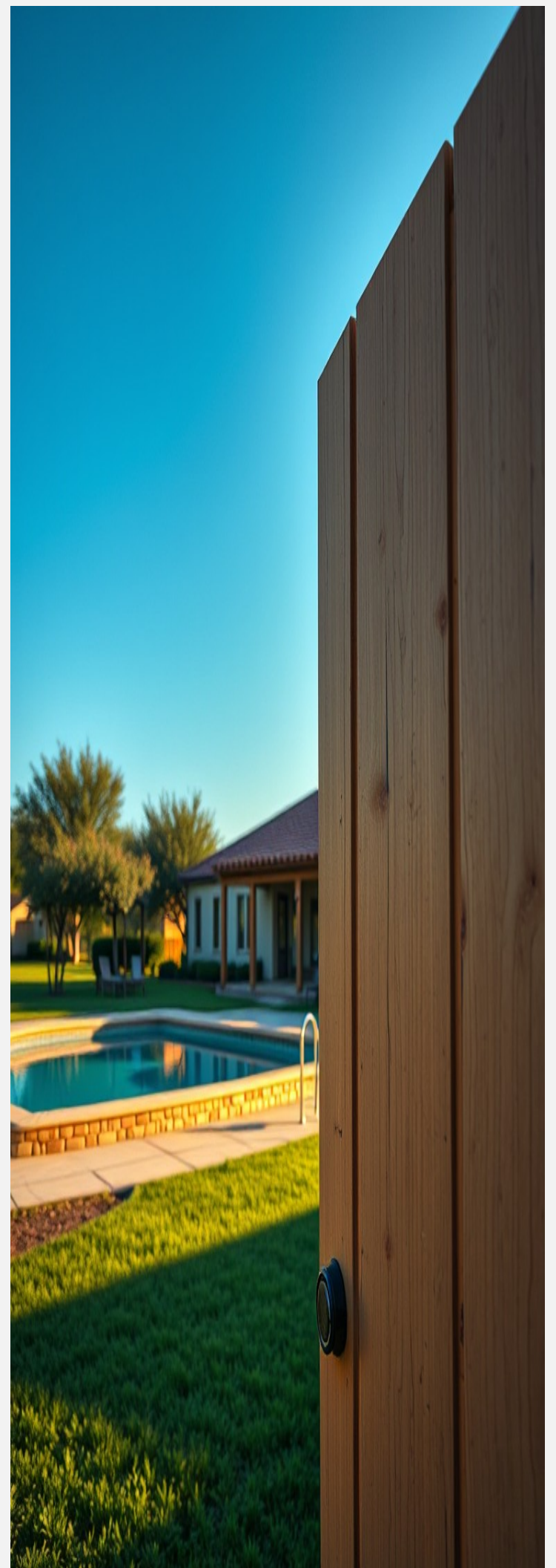
73.5%

Share of Homes That Are Single-Family Detached (2024)

Georgetown ranks second among its county peers on this metric, with only Liberty Hill below it.

This 73.5% share reflects a deep structural commitment to detached, standalone housing across the city's development footprint. It signals sustained demand for privacy, space, and ownership stability—factors increasingly valued in a high-velocity, high-cost market. The ranking is not accidental; it's a product of decades of zoning consistency and land-use planning that prioritized low-density, single-family development.

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



01

Density is a strategic choice

Georgetown's 73.5% single-family share is not a relic—it's a competitive moat. In a region where land values are rising and new construction is constrained, maintaining a high proportion of detached homes preserves long-term capital appreciation potential. This model resists the pressure to convert to multi-unit or mixed-use formats, which can erode value in the long run due to higher maintenance, lower occupancy, and regulatory risk. The city is not just preserving its character—it's building a durable, defensible asset base.

02

The hidden resilience layer

While other cities in Williamson County are expanding their multi-family and attached housing stock, Georgetown's single-family dominance creates a unique economic buffer. When interest rates rise or economic uncertainty increases, demand for detached homes remains stable—driven by long-term ownership and lifestyle preference. This structural stability allows Georgetown to absorb volatility better than higher-density counterparts, making it a more reliable investment anchor in a turbulent market.



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