

#7 in Williamson County, #7 in Texas — ALEX Intelligence 2026

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Home Value to Income Ratio — ALEX Intelligence 2026

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THE DATA

4.5x

Home Value to Income Ratio (2024)

Georgetown ranks #7 among Williamson County cities on home value to income ratio, with a ratio of 4.5x.

This ratio reflects the multiple of median household income needed to purchase a median-priced home. A 4.5x ratio is elevated even within a high-growth region like Williamson County, signaling that affordability is eroding faster than income growth. The gap between rising home values and stagnant or modestly growing incomes is becoming structurally unsustainable for many households.

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

<https://alex-companies.com/data/2026-10-11-georgetown-tx-value-to-income-place-mkt-asc>



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Affordability is the new constraint

Georgetown's position at #7 in its own county on this metric is not a minor ranking—it's a systemic signal. The city's rapid population growth, driven by retirees and young professionals, has outpaced income growth. This isn't just about prices—it's about who can afford to stay.

02

The market's next phase is exclusivity

As the home value to income ratio reaches 4.5x, the market is shifting from broad accessibility to selective inclusion. The next wave of development—especially in mixed-use and senior living zones—will cater to those with higher income or wealth reserves. This is not a temporary correction; it's a structural realignment.



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