

#1 of 6: Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

90.4% of New Homes in Bastrop County's Top 3 ZIPs

Source: ALEX Intelligence · Published October 14, 2026

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THE DATA

90.4%

Share of the Market's Post-2020 Homes in Its Top Three Zip Codes

This concentration reflects a sharp divergence in where new development is occurring across Bastrop County.

The data shows that nearly all new housing built since 2020 — 90.4% — is located in just three ZIP codes: 78602, 78621, and 78612. This level of clustering is not merely a trend; it is a structural shift in how the county is growing. The implications are profound: infrastructure, services, and economic opportunity are being funneled into a narrow geographic footprint.

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

<https://alex-companies.com/data/2026-10-14-bastrop-concentration-new-homes-zcta>



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01

Growth Is Not Spreading — It's Piling Up

The result is a feedback loop: demand drives construction, but construction only happens in a few places, which then increases pressure on existing infrastructure and exacerbates housing scarcity elsewhere.



02

The Real Estate Engine Is Self-Consolidating

For long-term planning, this signals a critical need to proactively shape development patterns — not just react to them — through zoning reform, targeted infrastructure investment, and incentives for builders in underserved areas.



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