

Llano County — #1 of 10: 5-Year Home Value Appreciation

Llano County Leads Texas in 55+ Home Value Growth

Source: ALEX Intelligence, October 15, 2026

Swipe for insights →

THE DATA

83.0%

5-Year Home Value Appreciation (2024)

Llano County recorded the highest 5-year appreciation among Texas counties with high 65+ populations.

This 83.0% surge in home values over five years reflects a powerful convergence of demographic demand and limited supply in a retirement-focused market. The data shows that retirees are not just choosing these areas—they are driving sustained, structural appreciation in real estate value.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-15-fifty-five-plus-fifty-five-plus-g-home-value-county-tx-senior>



Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

01

Demand Outpaces Supply in 55+ Markets

The dramatic appreciation in Llano County underscores a critical imbalance: retiree demand for age-restricted, single-level housing is far outstripping new construction. With only 20,000 residents and a high 65+ share, the market remains constrained, elevating home values even in the absence of major urban development. This is not a bubble—it's a function of demographic permanence and housing scarcity.

02

Appreciation Is a Proxy for Market Maturity

The fact that Llano County leads Texas in 5-year appreciation suggests that mature 55+ communities are not just stable—they are compounding value. Unlike newer markets that rely on speculative inflows, this growth reflects long-term resident retention, equity accumulation, and community investment. The most valuable 55+ counties are not the newest—they are the most established.



Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

