

Georgetown — #2 of 7: Housing Vacancy Rate



Housing Vacancy Rate: 4.9%

Source: ALEX Intelligence, October 15, 2026

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THE DATA

4.9%

Housing Vacancy Rate (2024)

Georgetown ranks second-highest in Williamson County for housing vacancy, behind Taylor.

This figure reflects a measured, not distressed, market. The 4.9% vacancy rate is not a sign of oversupply, but of a resilient, well-balanced inventory. Unlike speculative booms or distressed markets, Georgetown's vacancy is driven by seasonal homes, second residences, and sustained in-migration—indicating demand that is both stable and diversified.

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

<https://alex-companies.com/data/2026-10-15-georgetown-tx-vacancy-share-place-mkt>



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01

Vacancy as Stability

This dual dynamic—low turnover in primary homes, higher vacancy in secondary units—creates a buffer against price volatility.

02

Second Homes as Market Resilience

This contrasts with markets like Florida, where high vacancy correlates with overbuilding and price corrections. In Georgetown, the same metric signals a mature, self-sustaining market—where second homes are not a risk, but a feature of a high-quality living environment. This supports long-term affordability and neighborhood vitality, especially in Sun City Georgetown’s wellness-focused communities.



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