

Gillespie County — #1 of 10: Median Home Value

Gillespie County tops Texas in 55+ home values

Source: ALEX Intelligence · Published October 17, 2026

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THE DATA

\$460,700

Median Home Value (2024)

Gillespie County leads Texas among counties with high 65+ populations in median home value.

This figure reflects the premium placed on age-restricted, single-level housing in a region where retiree demand is concentrated. The value is not driven by urban proximity but by a confluence of scenic desirability, low-density zoning, and long-term ownership stability. It signals that retirement real estate is increasingly defined by location quality over affordability metrics.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-fifty-five-plus-fifty-five-plus-home-value-county-tx-senior>

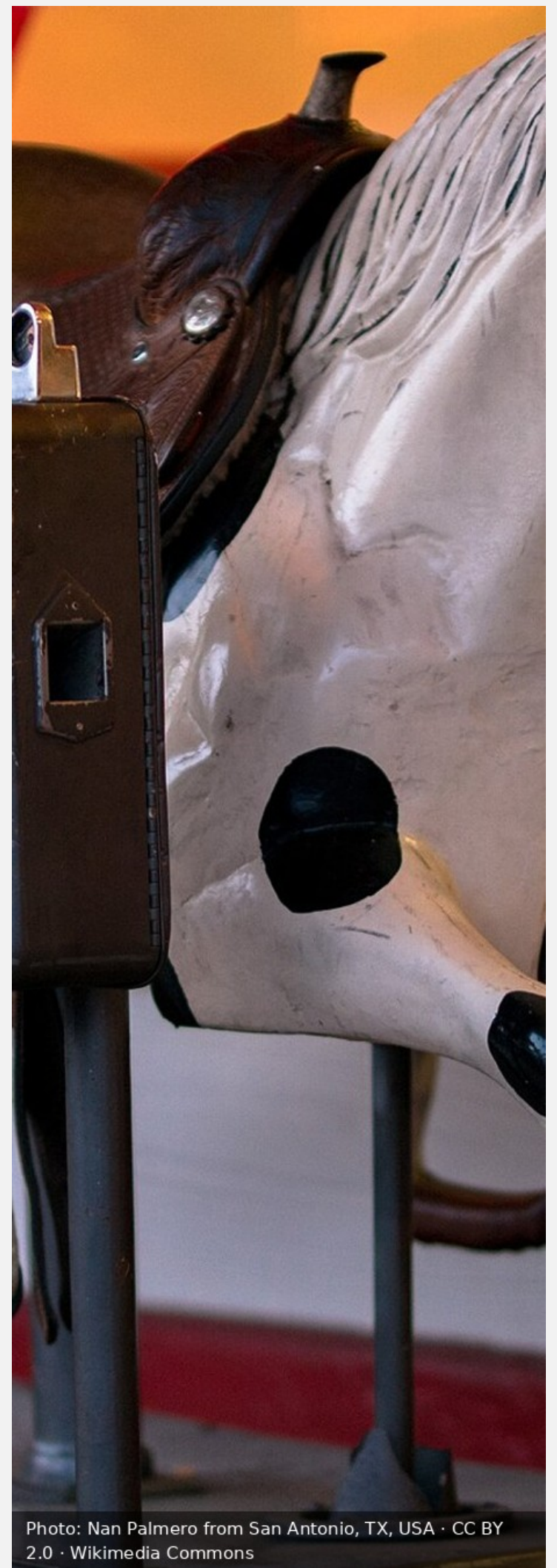


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01

Demand outpaces supply in high-65+ counties

The \$460,700 median value in Gillespie County is not a result of new construction, but of limited inventory and sustained demand from retirees seeking permanent, low-maintenance homes. This imbalance suggests that communities with high 65+ populations are becoming de facto exclusivity zones, where access is determined by equity, timing, and geographic specificity rather than price alone. The trend underscores a structural shift: retirement real estate is no longer about affordability but about securing place-based permanence.

02

Equity release is the new mobility engine

With home values in top 55+ counties like Gillespie exceeding \$460,000, the ability to release equity becomes central to downsizing strategies. This is not a simple refinance — it is a financial transition where homeowners leverage appreciation in place to fund new lifestyles in communities that meet accessibility and age-verification standards. The data suggests that financial flexibility, not just physical design, is now the defining feature of successful aging-in-place and downsizing transitions.

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