

Lakeway — #1 of 9: Median Home Value

Lakeway Tops Austin MSA in Home Value

Median value hits \$841,300 — source: ALEX Intelligence, 2026

Swipe for insights →

THE DATA

\$841,300

Median Home Value (2024)

Lakeway leads the Austin MSA in median home value, according to the latest ALEX Intelligence data.

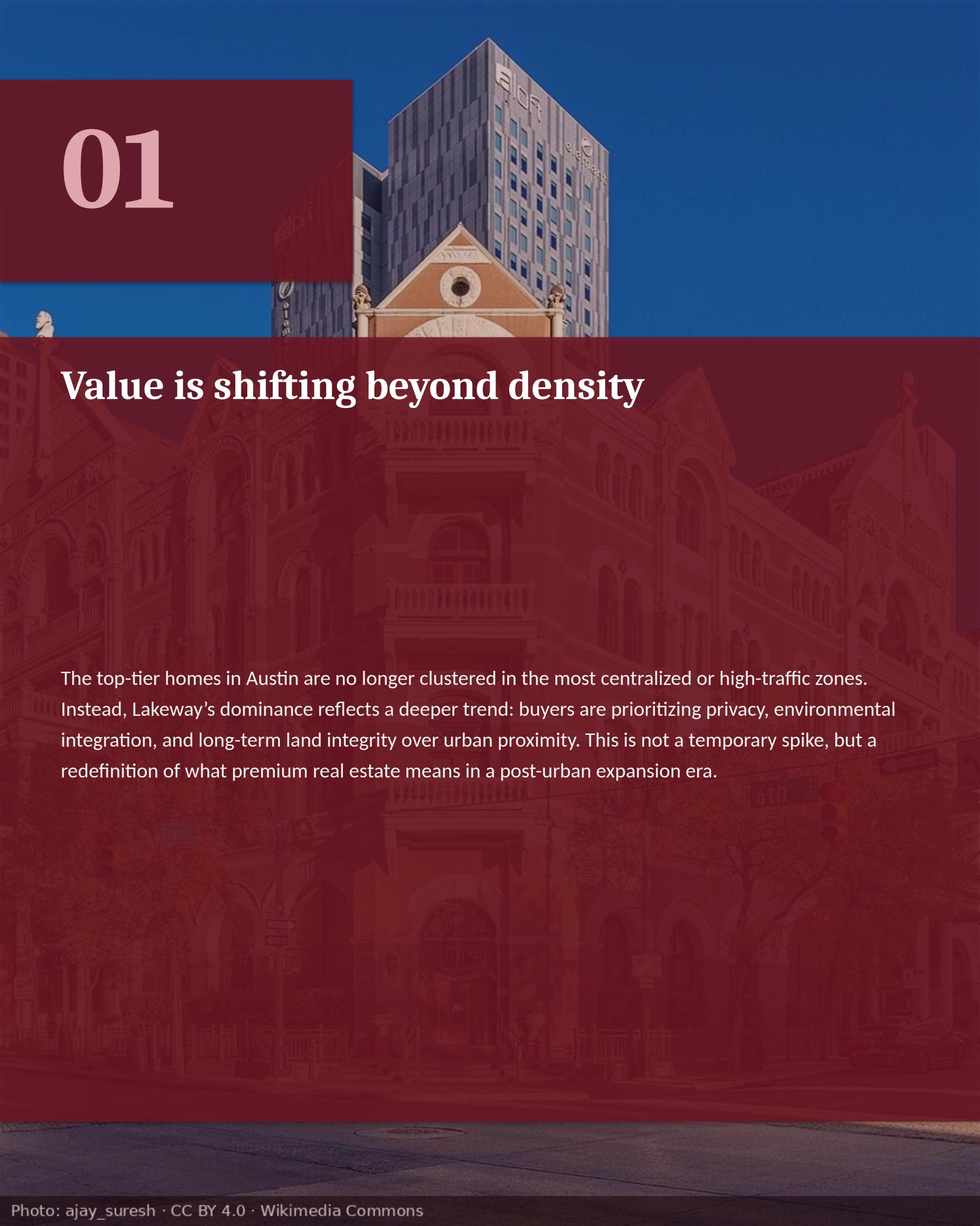
This figure marks a structural shift in Austin's housing hierarchy, where premium locations are no longer defined by proximity to downtown but by exclusivity, natural amenities, and long-term land stewardship.

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

<https://alex-companies.com/data/2026-10-18-austin-msa-home-value-place-mkt>



Photo: smallcurio from Austin, TX • CC BY 2.0 • Wikimedia Commons

The background image shows a city street scene. In the foreground, there's a historic building with ornate architectural details, including arched windows and decorative stonework. Above this building, a modern skyscraper with a glass facade and a distinctive top section is visible against a clear blue sky. The skyscraper has 'aloft' and 'element' logos on its side. The overall scene suggests a blend of old and new urban development.

01

Value is shifting beyond density

The top-tier homes in Austin are no longer clustered in the most centralized or high-traffic zones. Instead, Lakeway's dominance reflects a deeper trend: buyers are prioritizing privacy, environmental integration, and long-term land integrity over urban proximity. This is not a temporary spike, but a redefinition of what premium real estate means in a post-urban expansion era.

02

Affordability is being redefined

As median values in Lakeway and Steiner Ranch exceed \$800,000, the affordability threshold for the Austin metro is being recalibrated. The market is no longer measuring value in square footage or bedroom count, but in ecological and social capital — access to conservation land, low-density zoning, and community governance. This is a signal that the next wave of growth will be measured not in units, but in exclusivity.



Photo: Airainix · CC BY-SA 3.0 · 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

