

#1 of 10: Share of Neighbourhoods With Median Home Value Above \$300,000

**45% of Bastrop's neighborhoods
exceed \$300K**

Source: ALEX Intelligence, October 18, 2026

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THE DATA

45.0%

Share of Neighbourhoods With Median Home Value Above \$300,000 (2024)

This marks a structural shift in Bastrop County's housing landscape, with nearly half of all neighborhoods now priced above the \$300,000 threshold.

The data reveals that the median home value threshold is no longer a rural outlier but a new baseline for a growing portion of the county. The rise in value is most pronounced in tracts near emerging commercial zones and high-employment sites.

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

<https://alex-companies.com/data/2026-10-18-bastrop-threshold-home-value-300000-tract>



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01

Value is becoming self-reinforcing

As more neighborhoods cross the \$300,000 threshold, they attract new investment, which further elevates values. This feedback loop is accelerating in tracts like 9503.01 and 9505.04, where median prices exceed \$390,000.

02

The \$300K line is now a new frontier

The fact that 45% of neighborhoods are above \$300,000 signals a fundamental transformation: the county is no longer a low-cost entry point. Instead, it's becoming a destination for professionals who value access to advanced manufacturing and aerospace jobs with long-term stability. This shift suggests that affordability is not disappearing, but evolving — from broad accessibility to targeted, opportunity-based pricing tied to employment and infrastructure. The real estate market is now a direct reflection of economic anchoring, not just location.



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