

Bee Cave — #1 of 9: Home Value to Income Ratio

Bee Cave leads in home affordability stress

7.0x home value to income ratio — Source: ALEX Intelligence, October 19, 2026

Swipe for insights →

THE DATA

7.0x

Home Value to Income Ratio (2024)

Bee Cave has the highest home value to income ratio in the Austin MSA, meaning a home costs residents 7 years of median income.

This metric reflects the growing disconnect between housing costs and earning power in high-demand suburban enclaves. Even in a region with strong job growth, the burden of homeownership is shifting toward extreme levels in certain communities. The figure is not a national average, nor a comparison to Williamson County — it is the outcome of local dynamics in Bee Cave, where land values and development density have outpaced income growth.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-19-austin-msa-value-to-income-place-mkt>

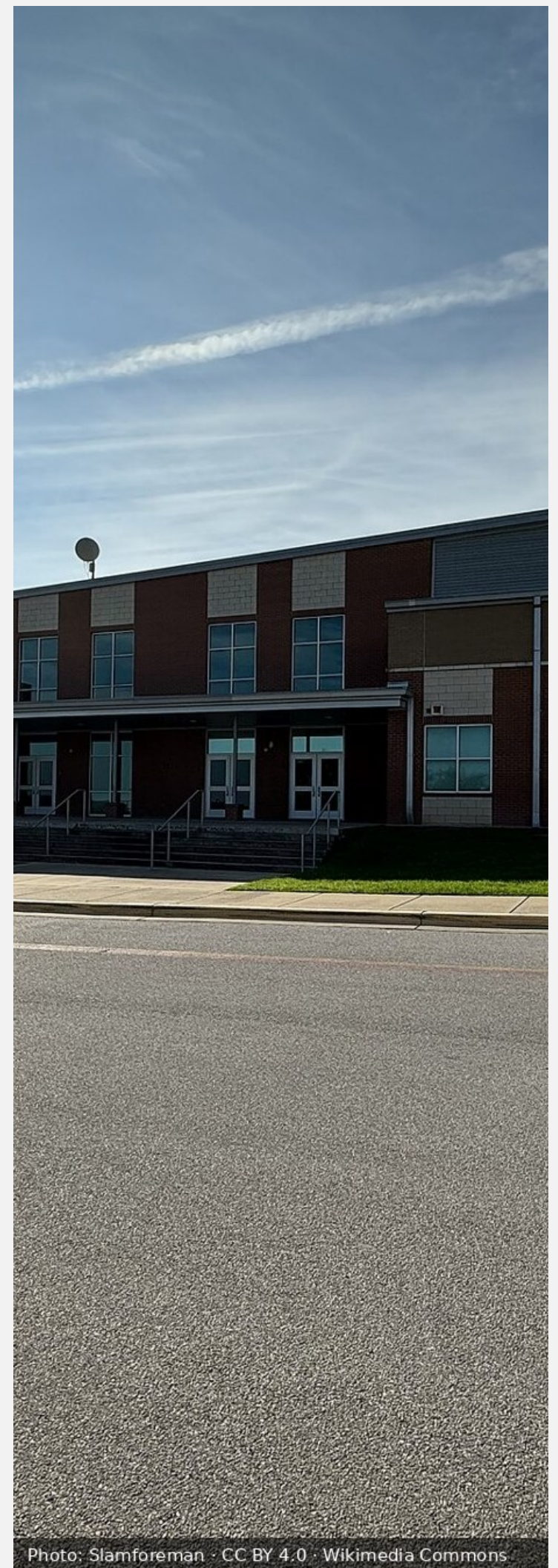


Photo: Slamforeman · CC BY 4.0 · Wikimedia Commons

01

Affordability is now a spatial crisis

This dynamic favors long-term residents and investors over newcomers, even those with high salaries. As the cost of entry rises, the city's ability to attract diverse talent is undermined — a risk to long-term economic resilience in the Austin MSA.

02

Luxury development drives the cost gap

This is not a problem of supply alone. It is a governance issue: when zoning and development policies prioritize exclusivity over inclusion, even high-income earners become trapped in a cycle of affordability stress. The data shows that the most desirable areas are also the most financially isolating.



Photo: En el nido (Nest) · CC BY 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

