

Williamson County — #2 of 5: Median Home Value

Median Home Value: \$447,000

Source: ALEX Intelligence · Published October 19, 2026

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## THE DATA

# \$447,000

### Median Home Value (2024)

Williamson County ranks #2 of 5 Austin-Round Rock-San Marcos metro counties and #5 of 123 Texas counties on median home value (counties of 20,000+ residents).

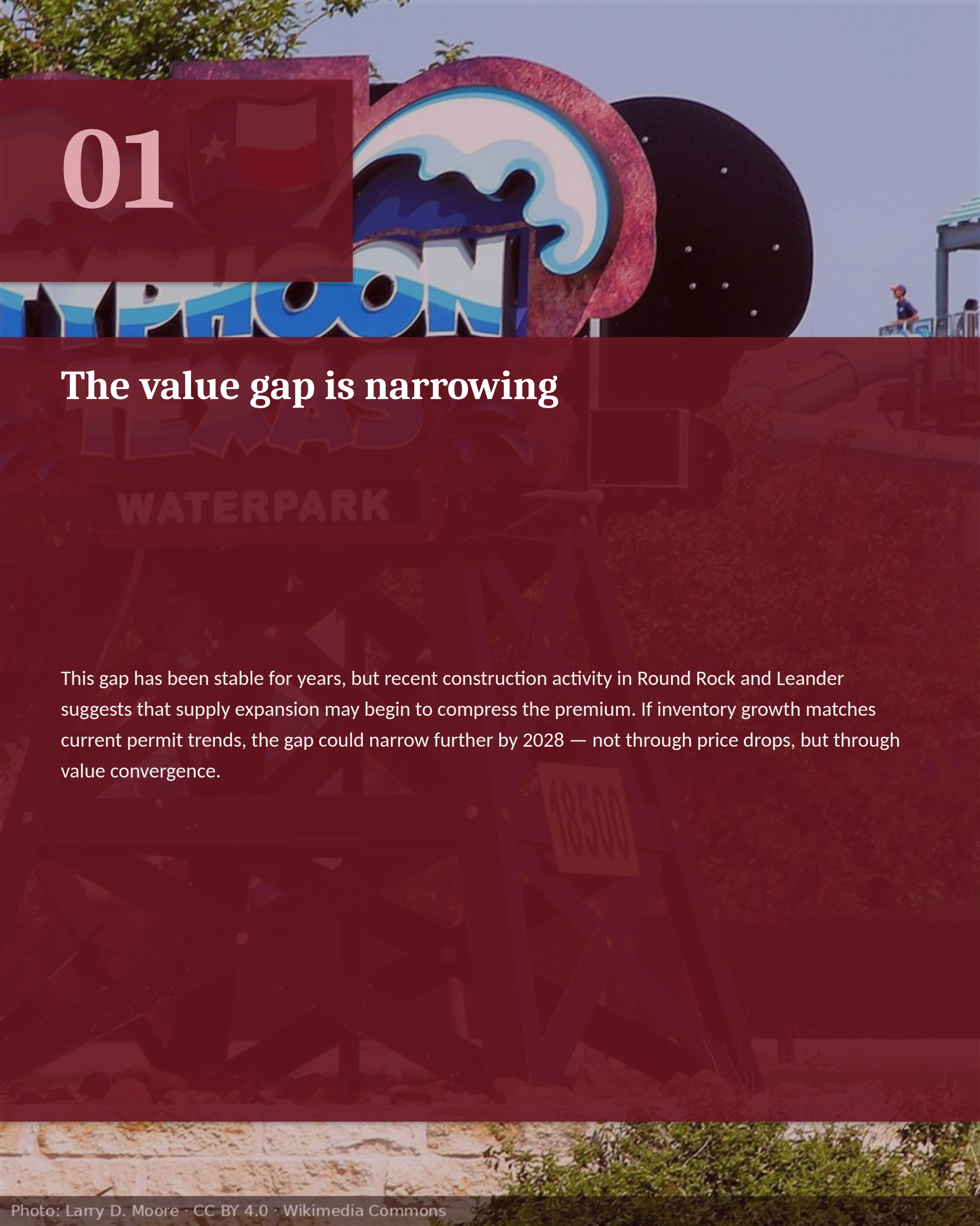
This figure reflects a market where housing demand is sustained by long-term job growth and limited supply, particularly in Round Rock, Leander, and Cedar Park. The value is not a speculative spike but a structural outcome of demographic and economic trends. It signals that Williamson County remains a top-tier location for wealth retention and long-term equity building.

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

<https://alex-companies.com/data/2026-10-19-williamson-standing-home-value-county>



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# 01

## The value gap is narrowing

This gap has been stable for years, but recent construction activity in Round Rock and Leander suggests that supply expansion may begin to compress the premium. If inventory growth matches current permit trends, the gap could narrow further by 2028 — not through price drops, but through value convergence.

# 02

## Price leadership is not ownership

Despite ranking #5 in Texas, Williamson County's home values are not driven by high owner occupancy — in fact, it ranks #1 in owner occupancy among Williamson County cities, but that is a city-level phenomenon, not a county-wide one. The high median value reflects a concentration of high-income households in specific zones, not broad-based ownership. This means the market is not expanding its base — it is deepening its top tier.

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