

Tract 9508.06 — #1 of 10: Top-to-Median Affordability Gap

Affordability is fractured across Bastrop County

Tract 9508.06 leads Texas in spread, ALEX Intelligence 2026

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THE DATA

1.6x

Top-to-Median Affordability Gap (2024)

This ratio measures how much more expensive the highest-affordability tract is compared to the median.

In Tract 9508.06, the median household income is significantly outpaced by housing costs, creating a 1.6x disparity between top and median affordability. This imbalance suggests that while some residents enjoy high income-to-value ratios, the majority face increasing pressure to maintain housing stability.

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

<https://alex-companies.com/data/2026-10-20-bastrop-spread-value-to-income-tract>

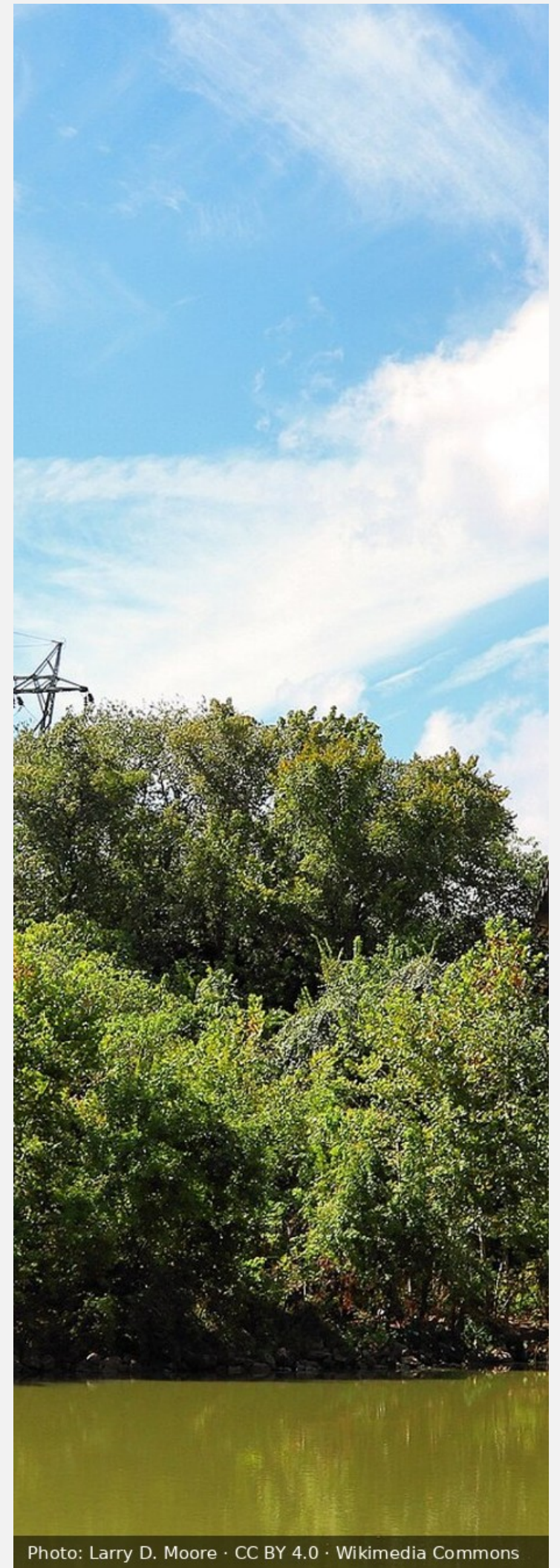


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01

Growth is not evenly distributed

This uneven distribution signals that investment is not broadening across the county but is instead reinforcing existing disparities — a pattern that could challenge long-term sustainability if not addressed through targeted policy or development.

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02

Affordability is a proxy for opportunity

This tract may be the economic engine of the region — where innovation and infrastructure converge — making it a magnet for skilled labor and capital, even as it widens the equity gap.



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