

Tract 214.02 — #1 of 10: Top-to-Median Affordability Gap

# One tract is 7.5x less affordable than median

Source: ALEX Intelligence · Published October 21, 2026

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## THE DATA

# 2.0x

### Top-to-Median Affordability Gap (2024)

The average affordability gap across Williamson County's tracts is 2.0x, but the highest disparity reaches 7.5x in Tract 214.02.

This gap reveals a deep structural divide in housing access, where a small number of tracts are effectively pricing out the majority of residents. The data, drawn from the 2024 American Community Survey, shows that even within a single county, income-to-home-value ratios vary dramatically at the micro-geographic level.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-21-williamson-spread-value-to-income-tract>

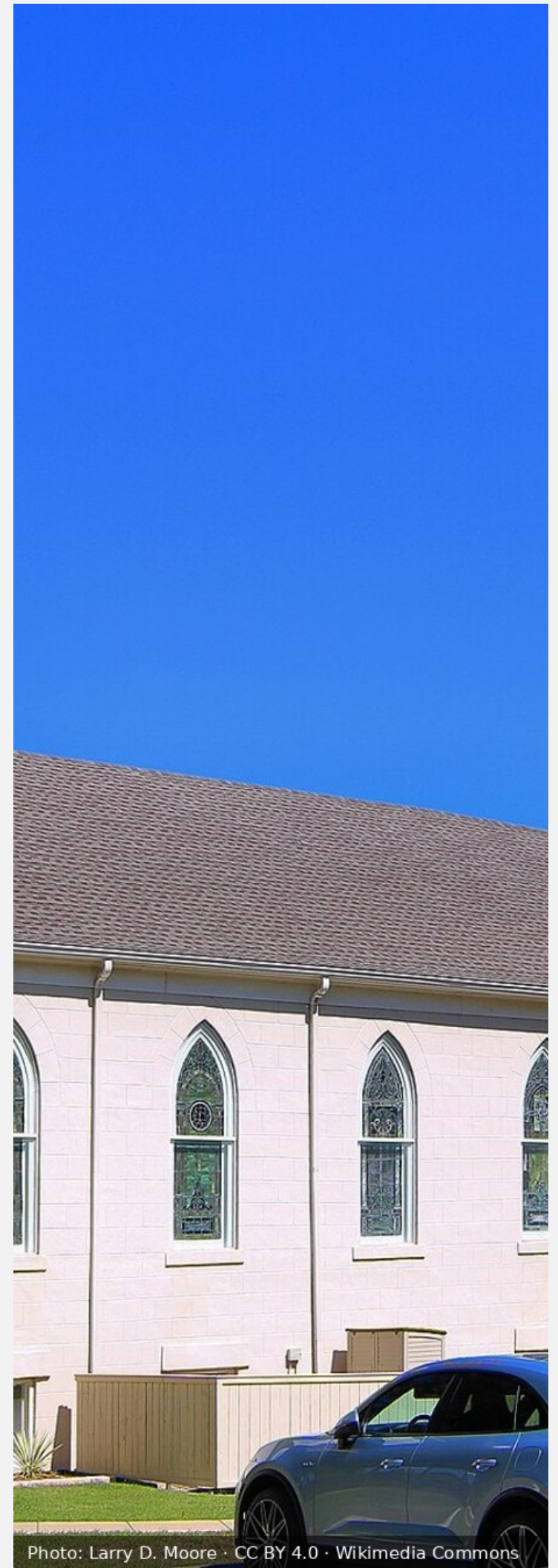


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# 01

## Affordability is a tract-level crisis

The top-to-median affordability gap of 2.0x signals that median income growth has failed to keep pace with home value increases across the region. Tract 214.02, with a 7.5x gap, is not an outlier—it reflects a system where income and housing value are diverging at a micro level, even within the same county. This undermines the idea of a 'balanced' market and suggests that policy interventions must be hyper-localized, not county-wide.

# 02

## Growth is masking deep inequality

While Round Rock, Leander, and Cedar Park report population growth and rising home prices, this data shows that the benefits of growth are concentrated in a few tracts. The 7.5x gap in Tract 214.02 suggests that new development is not increasing affordability but rather reinforcing spatial inequality. Without targeted affordability measures, the region risks becoming a two-tiered market where only a narrow segment can access homeownership.



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