

2 of 15 — #1 of 10: Share of Zip Codes With Median Home Value Above \$500,000

13.3% of Williamson County ZIP codes now exceed \$500K

2 of 15 · U.S. Census Bureau 2024

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THE DATA

13.3%

Share of Zip Codes With Median Home Value Above \$500,000 (2024)

This marks a structural shift in affordability thresholds across Williamson County's submarkets.

13.3% of Williamson County's ZIP codes now have median home values above \$500,000, a threshold that defines a new tier of market maturity. This is not a single outlier but a concentrated shift across multiple high-growth submarkets, with Round Rock and Hutto leading the charge. The data reflects deeper capitalization in infrastructure, workforce migration, and long-term retention of high-income residents.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-22-williamson-threshold-home-value-500000-zcta>

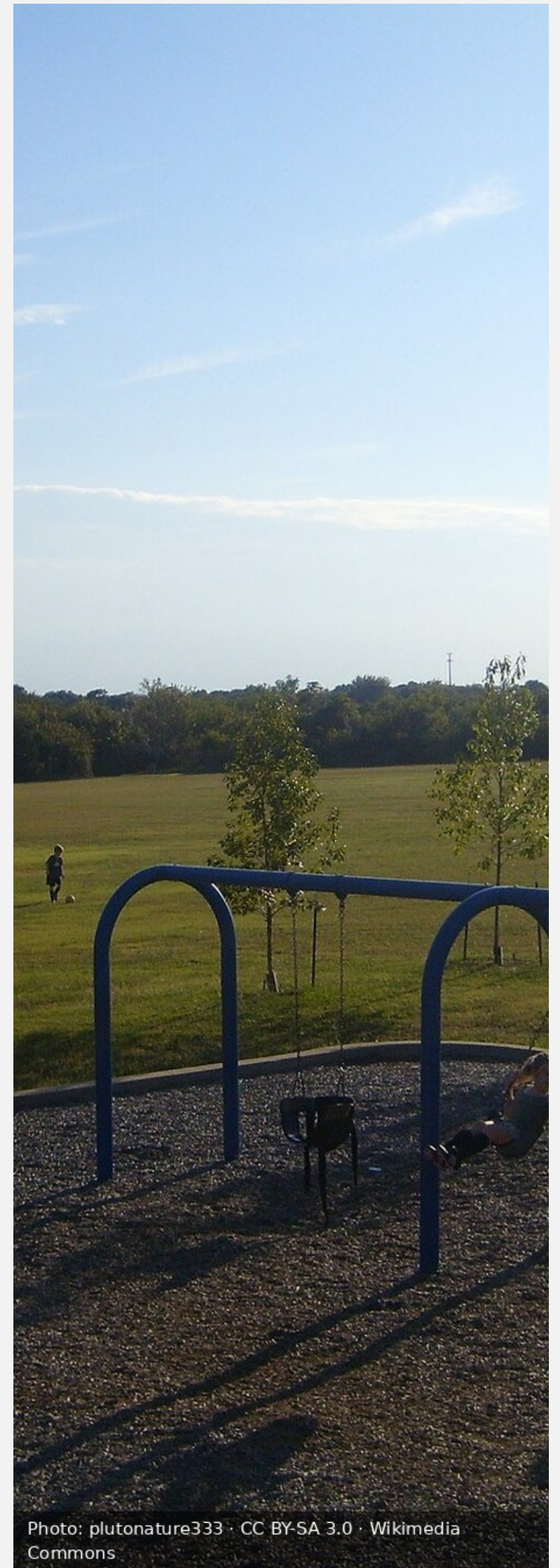


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01

Affordability is now a ZIP code-level phenomenon

The fact that 13.3% of ZIP codes now cross \$500K isn't just a headline—it signals that affordability has become a hyper-local condition. In Round Rock and Hutto, the median home value exceeds \$500K, while neighboring areas like Leander and Taylor hover just below. This means that within the same county, buyers face a 10–15% price gap based solely on ZIP code. This granularity demands new buyer strategies: location choice is no longer just about city or school district, but about micro-market pricing dynamics.

02

The next wave of growth is priced out of legacy access

The \$500K threshold is now a de facto boundary between market access and exclusion. The next generation of homebuyers, especially first-timers and mid-career professionals, are being pushed further from the core growth zones. This creates a structural tension: sustained demand from high-income earners is inflating values, but it's also crowding out new entrants who could sustain long-term growth. The solution isn't price caps—it's targeted development in under-served ZIP codes with infrastructure-ready land.

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