

## Lago Vista — #1 of 9: Share of Homes Held for Seasonal Use

# Lago Vista leads Austin MSA in seasonal homes

5.1% of homes used seasonally, per ALEX Intelligence data

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## THE DATA

# 5.1%

### Share of Homes Held for Seasonal Use (2024)

Lago Vista has the highest share of homes held for seasonal use in the Austin MSA.

This figure marks a significant concentration of second homes in Lago Vista, far exceeding the next highest city, Lockhart, at 2.9%. The data suggests a growing trend of non-primary residential use in this part of the metro, particularly around lakeside communities. This pattern may reflect shifting lifestyle preferences and investment behavior in the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-23-austin-msa-seasonal-share-place-mkt>



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# 01

## Seasonal homes signal lifestyle migration

The dominance of seasonal housing in Lago Vista reflects a deeper shift in Austin's housing dynamics — not just as a place to live, but to retreat. As primary housing remains unaffordable for many, seasonal ownership offers a low-commitment entry point into high-demand areas. This trend may indicate a growing class of 'digital nomad homeowners' who treat Austin as a vacation destination with real estate as a status symbol.

# 02

## Affordability gaps drive secondary use

The concentration of seasonal homes in Lago Vista likely stems from its relative affordability compared to core Austin neighborhoods. This creates a two-tiered market: one for permanent residents, another for seasonal users — with the latter often insulated from local affordability pressures.



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