

Llano County — #1 of 10: Housing Vacancy Rate

Llano County leads Texas in housing vacancy at 31.8%

Where empty inventory meets rising land demand

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THE DATA

31.8%

Housing Vacancy Rate (2024)

Llano County's rate is the highest in Texas among rural counties with over 20,000 residents.

This figure reflects a significant share of unoccupied homes—many of which are seasonal or second homes, not distressed inventory. The high vacancy rate aligns with broader rural land demand trends, where buyers seek large-lot, off-grid properties for remote work and lifestyle migration. The presence of idle homes does not signal market weakness, but rather a structural shift in land use toward permanent residence and long-term ownership.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-24-land-land-vacancy-share-county-tx-rural>



01

Vacancy as a signal, not a symptom

High vacancy rates in rural Texas counties like Llano are not signs of oversupply or decline, but rather a reflection of changing ownership patterns. As remote workers and urban migrants seek privacy and affordability, they are purchasing large tracts where homes are used seasonally or intermittently. The data reveals that vacant units are often well-maintained, high-value properties—indicating strong demand for land, not weak demand for housing. This challenges the conventional assumption that vacancy equals distress.



02

Land use is shifting faster than vacancy

The 31.8% vacancy rate in Llano County coincides with rising land sales and conversion of agricultural land to residential use, as noted in the Federal Reserve Dallas District's 2026 agricultural land survey. This suggests that the market is not saturated, but undergoing transformation: vacant homes are being repurposed or used as seasonal retreats, while new development is driven by demand for large-lot, low-density living. The data implies that land value growth is not hindered by vacancy—it may even be accelerated by it.



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