

Killeen-Temple — #16 of 10: Housing Vacancy Rate

Killeen-Temple Has Texas's 16th-Highest Vacancy Rate

Source: ALEX Intelligence · Published October 25, 2026

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THE DATA

8.6%

Housing Vacancy Rate (2024)

Killeen-Temple ranks #16 of 24 Texas metros with 8.6% housing vacancy rate, a level significantly above the national average.

This figure reflects a sustained imbalance between housing supply and demand, driven not by scarcity but by a structural overhang in new construction. The 8.6% vacancy rate suggests that while homes are available, the market is not absorbing them at a pace that would signal strong demand. This is particularly notable in a region with two major employment engines: Fort Cavazos and the Baylor Scott & White medical corridor in Temple.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-25-killeen-temple-standing-vacancy-share-msa>



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01

Vacancy as a Demand Signal

An 8.6% vacancy rate in a growing MSA is not a sign of weakness, but of delayed absorption. The data suggests that new construction is outpacing household formation, especially in entry-level and mid-tier price points. This creates a temporary surplus, but also a strategic window for buyers and investors who can anticipate stabilization.

02

The Employment-Driven Supply Gap

The high vacancy rate is not random — it correlates directly with the region's dual employment engines. Fort Cavazos has expanded housing needs for service members and civilian staff, while the Baylor Scott & White medical corridor has attracted healthcare professionals. However, the pace of housing delivery has exceeded the speed at which new residents are settling. This lag is not a failure of the market, but a predictable phase in a high-growth, high-employment corridor.



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