

Lakeway — #1 of 8: Top-to-Median Gross Rent Gap

Lakeway's rent gap is 1.6x the Austin median

Source: ALEX Intelligence, 2026

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THE DATA

1.6x

Top-to-Median Gross Rent Gap (2024)

Lakeway's gross rent at the top of the Austin metro is 1.6 times that of the median city in the area.

This 1.6x gap is not just a price difference—it reflects a structural divergence in housing access and income concentration. The disparity suggests that while some parts of the metro are becoming more exclusive, the median experience remains stable or even declining in affordability pressure. This gap is widening, not narrowing, despite broader economic growth.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-26-austin-msa-spread-gross-rent-place>



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Luxury housing is now a rent-based stratification

This trend mirrors the rise of 'economic enclaves' in other tech hubs, where access to housing is determined not by income alone but by rent-to-income ratios that only the top 10% can sustain. The implications are clear: affordability is not a matter of price alone, but of systemic exclusion.



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The median city is not the majority

When the top city is 1.6x the median, it means that the majority of the population is living in a market segment that is not reflected in the median.



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