

Georgetown — #5 of 7: Share of Homes Built Since 2020

Share of Homes Built Since 2020: 11.9%

Based on 2024 U.S. Census data

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THE DATA

11.9%

Share of Homes Built Since 2020

Georgetown's share of homes built since 2020 ranks fifth among Williamson County cities.

This figure reflects a measured, sustained build-out rather than a speculative surge. Unlike nearby Santa Rita Ranch or Liberty Hill, Georgetown's development is more balanced across neighborhoods and phases, suggesting long-term planning over rapid saturation. The 11.9% figure indicates that nearly one in nine homes in Georgetown were constructed in the last four years—consistent with a mature, stable growth trajectory.

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

<https://alex-companies.com/data/2026-10-26-georgetown-tx-new-stock-share-place-mkt>



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01

Stability over speed

Georgetown's #5 ranking is not a sign of lagging development—it's a signal of strategic restraint. While neighboring communities like Liberty Hill and Santa Rita Ranch are deploying aggressive new-home strategies, Georgetown's 11.9% new-stock share suggests a focus on quality, infrastructure readiness, and phased expansion. This approach reduces strain on utilities and public services, making the city more resilient to market shifts and better positioned for long-term affordability.

The city's recent downtown enhancements, including improved streetscapes and pedestrian access, are likely designed to complement this measured growth, reinforcing walkability and place-based value rather than raw volume.

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A counterintuitive advantage

In a state where new-home construction often drives speculative demand, Georgetown's moderate new-stock share may be a hidden strength. With fewer homes built in the last four years, the city's inventory is less likely to experience sharp depreciation during rate cycles. This creates a more stable foundation for price appreciation, especially in the mid-to-high value segment.

Moreover, the city's 11.9% figure is significantly below the 20%+ thresholds seen in rapidly expanding suburbs. This suggests a market less vulnerable to oversupply, even as Austin's influence grows. The result is a housing stock that is both modern and scarce—ideal for long-term investors and owner-occupants alike.



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