

Tract 9508.06 — #1 of 10: Home Value to Income Ratio

Tract 9508.06 leads Texas in home affordability pressure

Home Value to Income Ratio: 5.6x — ALEX Intelligence, 2026

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THE DATA

5.6x

Home Value to Income Ratio (2024)

In Tract 9508.06, the median home value equals 5.6 years of median household income.

This ratio is the highest in Bastrop County and ranks first in Texas among all tracts in the 2024 American Community Survey 5-Year Estimates. It reflects a growing disconnect between housing costs and local wage growth, particularly in areas with new industrial development and rising demand from high-income in-migrants.

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

<https://alex-companies.com/data/2026-10-27-bastrop-value-to-income-tract-mkt>

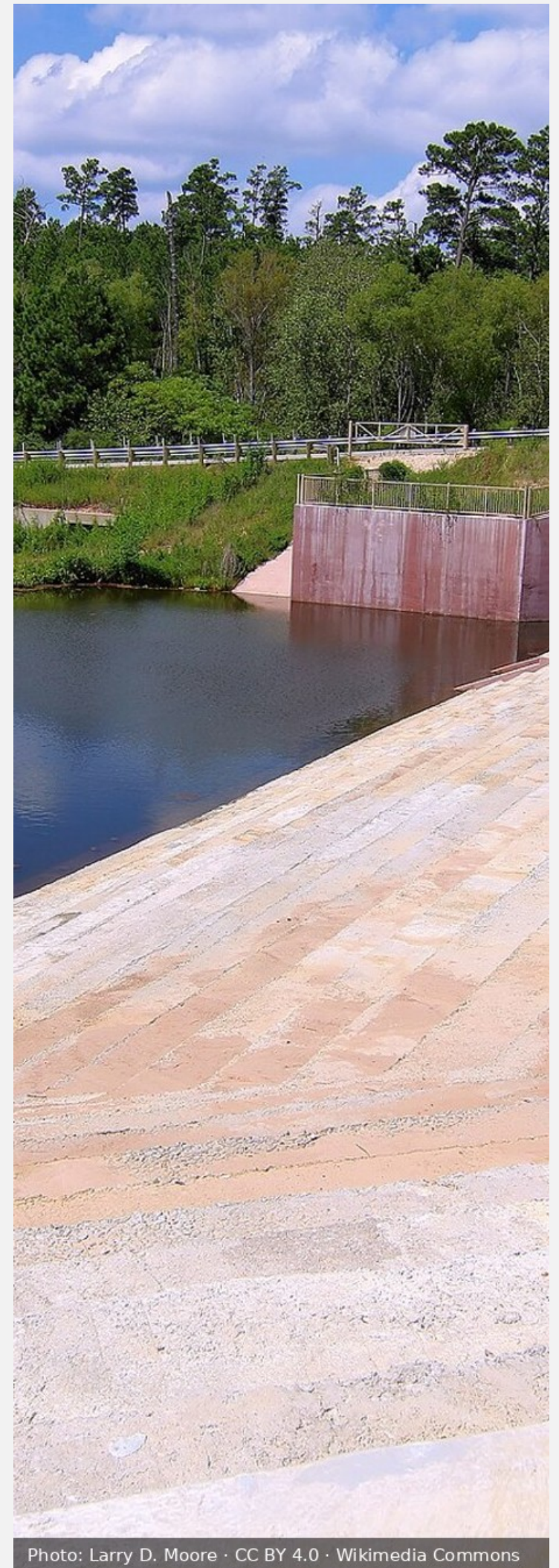


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01

Affordability is a function of growth, not just price

The data signals a need for wage-indexed housing policies and workforce housing incentives, not just supply expansion.

02

The top tract is also a growth engine

This is not a market distortion, but a realignment of value toward growth corridors. The 5.6x ratio is not a warning sign—it is a metric of success.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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