

#1 of 6: Share of the Market's Seasonal Homes in Its Top Three Zip Codes

79.6% of Bastrop's seasonal homes cluster in 3 ZIPs

Source: ALEX Intelligence, October 28, 2026

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THE DATA

79.6%

Share of the Market's Seasonal Homes in Its Top Three Zip Codes (2024)

This concentration reflects a structural shift in second-home demand, not random distribution.

The data reveals that nearly four in five seasonal homes in Bastrop County are located in just three ZIP codes: 78957, 78602, and 78659. This level of spatial clustering is not typical of a broad-based, dispersed market. It suggests that a small number of locations have become de facto seasonal housing hubs, driven by proximity to natural amenities, infrastructure readiness, and developer focus.

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

<https://alex-companies.com/data/2026-10-28-bastrop-concentration-seasonal-homes-zcta>

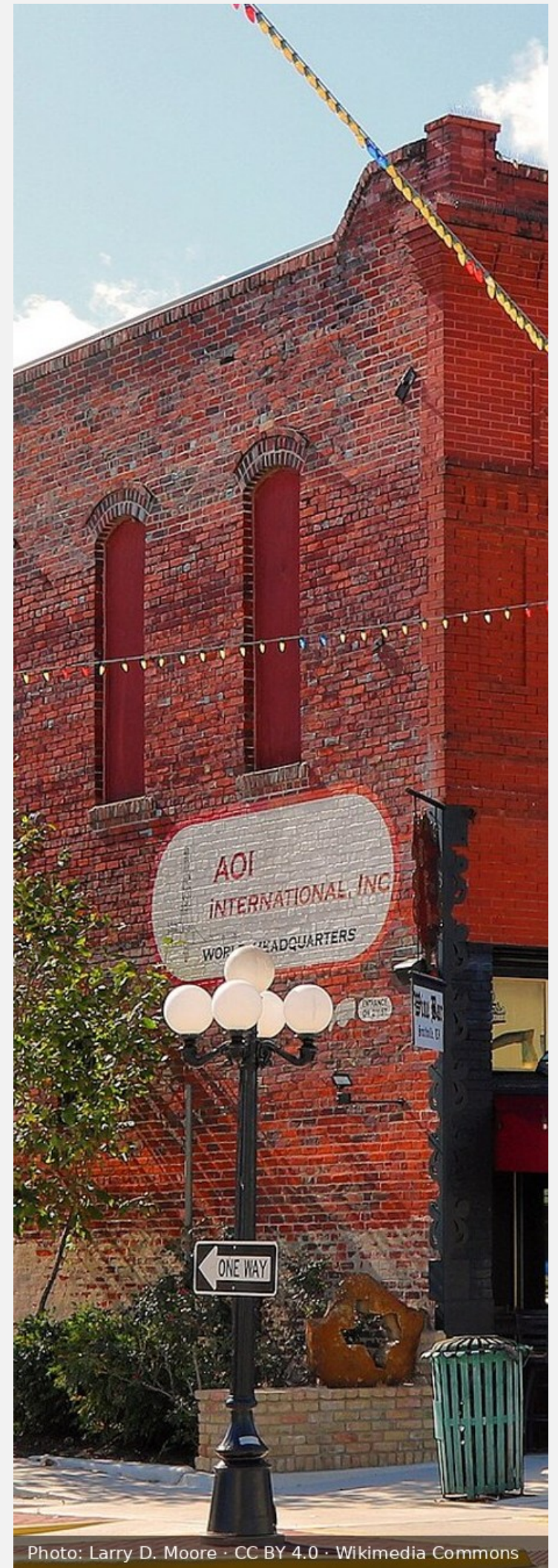


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The market is bifurcating by use

Such a split undermines equitable access to housing and could lead to policy challenges around zoning, infrastructure strain, and community identity. As seasonal housing becomes a dominant land-use pattern in specific ZIPs, the broader county may experience underinvestment in non-peak areas.

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Stability through scarcity

Furthermore, this clustering may signal a maturing market where demand has stabilized around proven locations. Unlike rapid-growth areas that see new seasonal zones emerge every year, Bastrop's pattern suggests a settled preference — a sign of market maturity rather than speculative frenzy. This could support long-term investor confidence, particularly for developers focused on high-quality, sustainable second-home communities.



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