

Boerne — #1 of 8: Share of Homes Valued \$500K or More

Boerne Leads Texas Hill Country in \$500K+ Homes

66.9% of homes exceed \$500K — source: ALEX Intelligence, 2026

Swipe for insights →

THE DATA

66.9%

Share of Homes Valued \$500K or More (2024)

Boerne leads the Texas Hill Country in high-value housing, with nearly two-thirds of homes valued at \$500,000 or more.

This figure reflects a deep structural shift in the Hill Country's housing market, where premium property is no longer a niche but the dominant form. The concentration of high-value homes in Boerne signals a maturation of the local economy, driven by remote work, lifestyle migration, and land scarcity. This is not a bubble — it's a sustained revaluation anchored in geographic exclusivity and long-term demand.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-29-hill-country-tx-half-million-share-place-mkt>

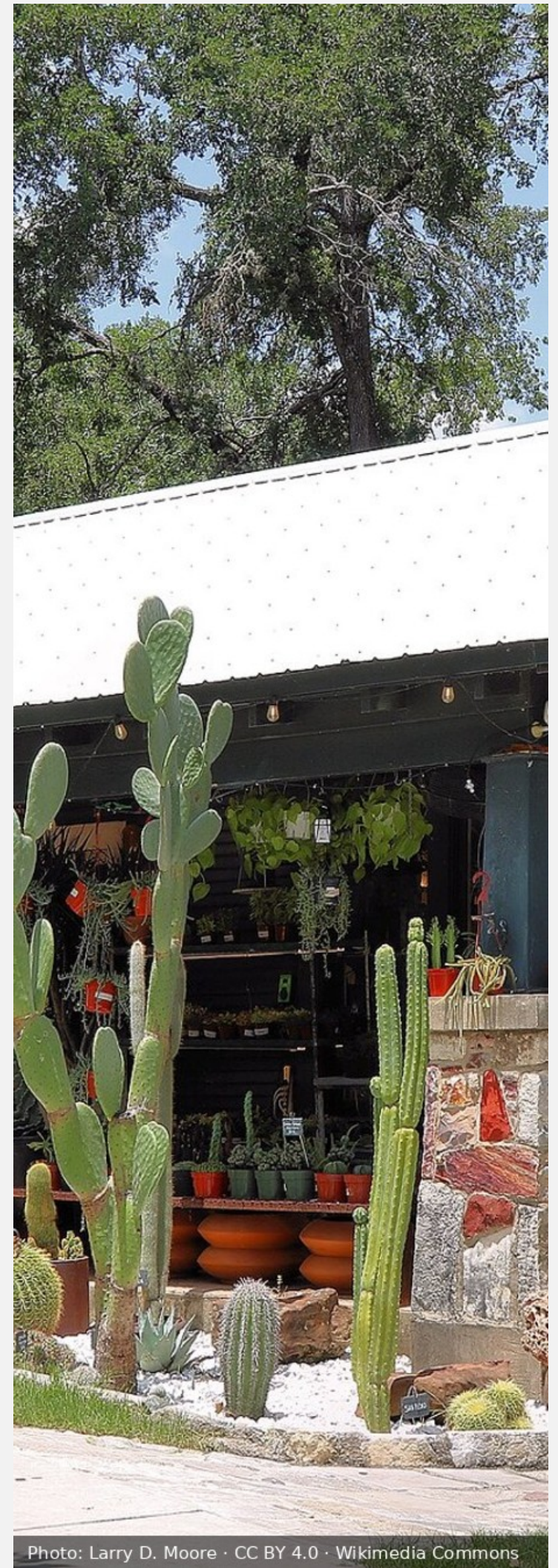


Photo: Larry D. Moore • CC BY 4.0 • Wikimedia Commons

01

High-value homes are a market norm, not an outlier

The implications are profound: zoning, infrastructure, and community services must adapt to a population that is wealth-dense but not necessarily locally employed. This creates a feedback loop where land use policy protects exclusivity, which in turn reinforces high prices and discourages middle-income development.

02

The Hill Country's value spread is self-reinforcing

This is not just a pricing trend — it's a governance challenge. As more of the region's housing stock becomes high-value, local policy must decide whether to preserve the rural character or open the door to moderate-income development. The current trajectory suggests preservation is the priority, making Boerne less accessible to the next generation of residents.



Photo: Nicolas Henderson from Coppell, Texas · CC BY 2.0 · Wikimedia Commons

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

