

Dripping Springs — #1 of 6: Home Value to Income Ratio

Dripping Springs Leads Texas in Home Affordability

5.8x home value to income ratio — source: ALEX Intelligence, Oct. 29, 2026

Swipe for insights →

THE DATA

5.8x

Home Value to Income Ratio (2024)

Dripping Springs has the highest value-to-income ratio in the San Marcos-New Braunfels MSA, reflecting intense demand relative to local income levels.

This ratio means a typical home in Dripping Springs costs 5.8 times the median household income. It signals that housing is increasingly unaffordable for average earners, even within a high-growth region. The data reflects not just price, but a structural imbalance where income growth is lagging behind home value appreciation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-29-san-marcos-nb-value-to-income-place-mkt>

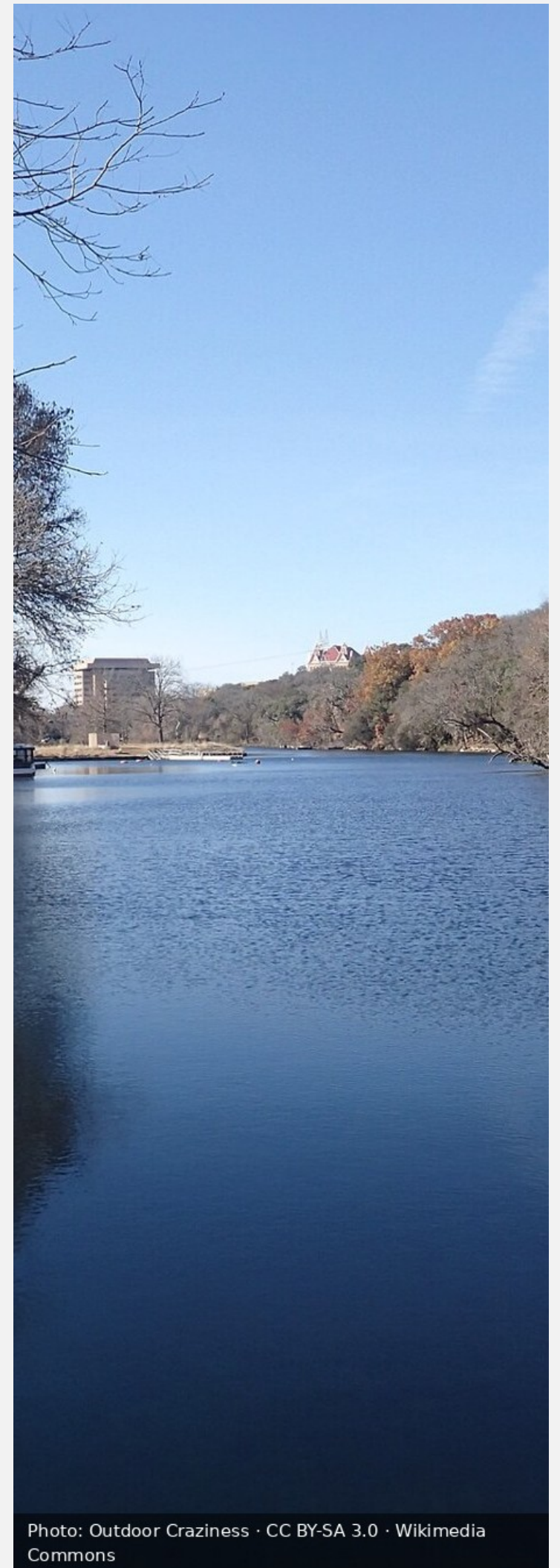


Photo: Outdoor Crazyiness · CC BY-SA 3.0 · Wikimedia Commons

01

Affordability Is a Proxy for Demand

The fact that this ratio is highest in Dripping Springs — not in San Marcos or New Braunfels — underscores how the market is shifting from broad growth to concentrated premium demand. It reflects a reallocation of capital toward gated, low-density communities with long-term appreciation potential.

02

Affordability Gaps Are Self-Enforcing

In Dripping Springs, this dynamic is already entrenched. The result is a market where only those with substantial savings or high incomes can participate.



Photo: Slamforeman · CC BY-SA 3.0 · 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

