Dripping Springs — #1 of 6: Share of Homes in 50-Unit Buildings or Larger

Dripping Springs leads Texas in large apartment share

12.7% of homes in 50+ unit buildings — source: ALEX Intelligence, 2026

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THE DATA

12.7%

Share of Homes in 50-Unit Buildings or Larger (2024)

Dripping Springs has the highest concentration of large apartment stock in Texas among the cities analyzed in the San Marcos-New Braunfels MSA.

This figure, derived from the 2024 American Community Survey 5-Year Estimates, reflects a deliberate shift in Dripping Springs' housing development strategy. The city is actively investing in multifamily units to accommodate its growing population and workforce, particularly in response to nearby tech and education sector expansion. This concentration is not incidental but a structural choice that shapes the city's long-term affordability and mobility dynamics.

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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-10-30-san-marcos-nb-apartment-share-place-mkt

01

Density as a growth lever

Dripping Springs’ leadership in large apartment share is not a deviation from its identity but a strategic alignment with regional economic momentum. With rising demand from remote workers and tech professionals, the city is responding with scalable, high-density housing — a move that supports workforce retention without overextending infrastructure. This trend suggests a shift from single-family suburbanization to mixed-use, transit-friendly urbanism, even in a traditionally low-density area.

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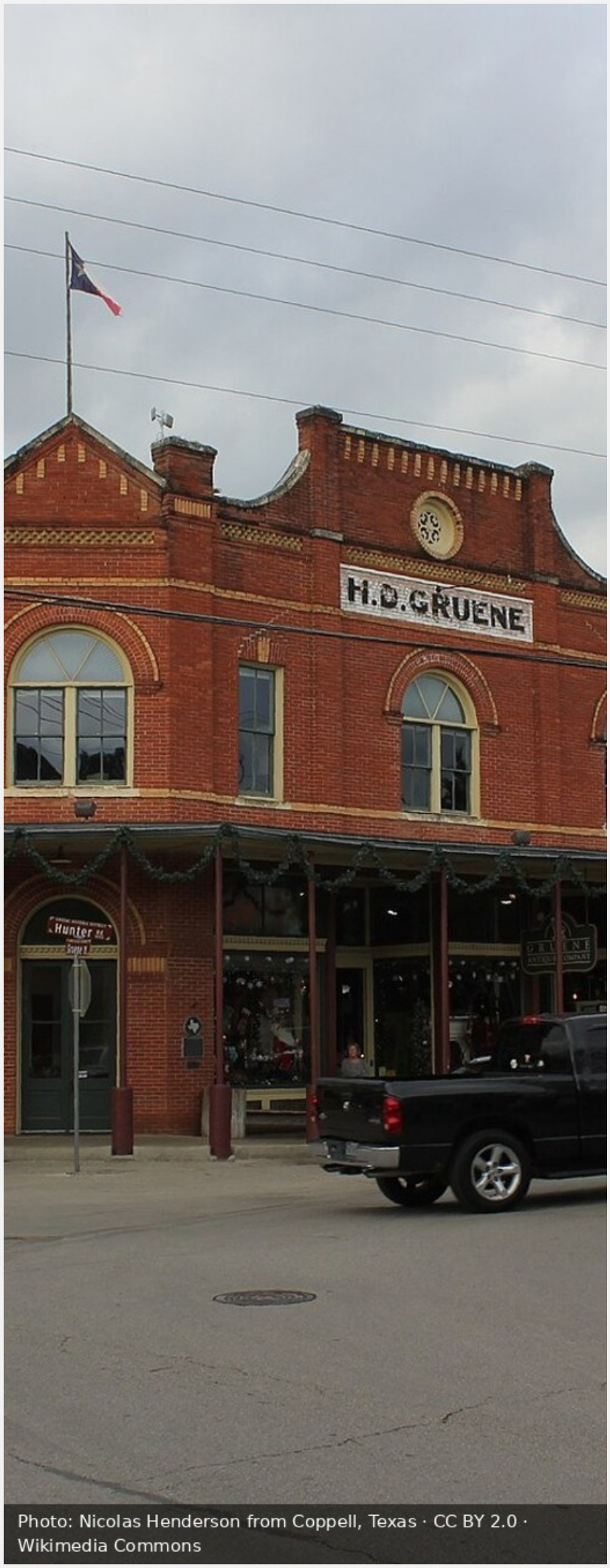

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02

Affordability's hidden trade-off

While large apartment complexes can increase housing supply, they also risk creating a bifurcated market. The 12.7% share in Dripping Springs indicates a growing segment of rental housing, which may pressure home ownership rates in surrounding areas. As more units are built for rental, the supply of owner-occupied homes in the MSA may contract, potentially accelerating price growth for buyers. This underscores a critical tension: density as a solution to supply, but also a catalyst for market polarization.

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