Burnet — #1 of 8: Share of Homes That Are Single-Family Detached

Burnet leads Texas Hill Country in single-family homes

78.1% share — source: ALEX Intelligence, 2026

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THE DATA

78.1%

Share of Homes That Are Single-Family Detached (2024)

Burnet’s dominance in single-family housing is unmatched across the Texas Hill Country.

This level of single-family concentration reflects long-term planning, land-use policies, and community preference for low-density living. It is not a short-term trend but a structural feature of Burnet’s development identity. Such consistency in housing type supports property value stability and attracts residents seeking privacy and permanence.

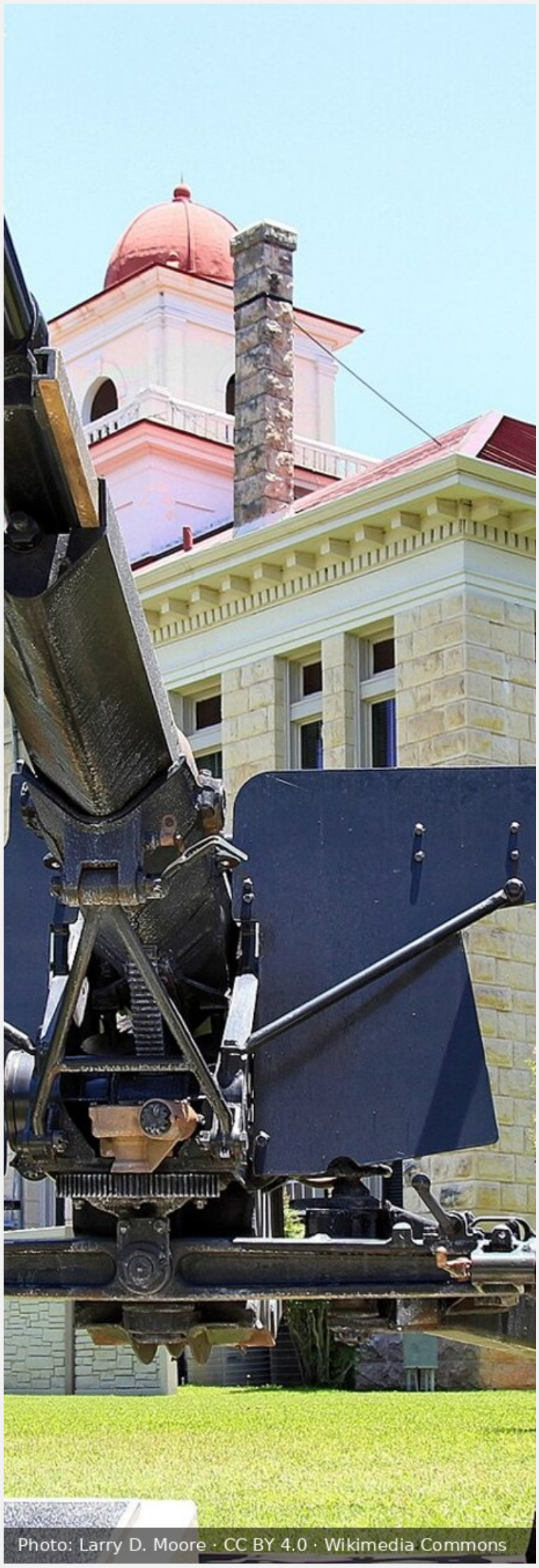


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-04-hill-country-tx-single-family-share-place-mkt

01

Density as a value anchor

In a region where growth is measured in acres, not units, Burnet’s 78.1% single-family share signals a deep commitment to permanence over speculation. This is not just a housing preference — it’s a self-reinforcing economic model. With minimal multi-unit development, long-term homeownership becomes the norm, reducing turnover, stabilizing neighborhood equity, and lowering maintenance costs for public services. The result is a resilient real estate ecosystem, less vulnerable to market swings driven by speculative rentals or high-rise conversions.

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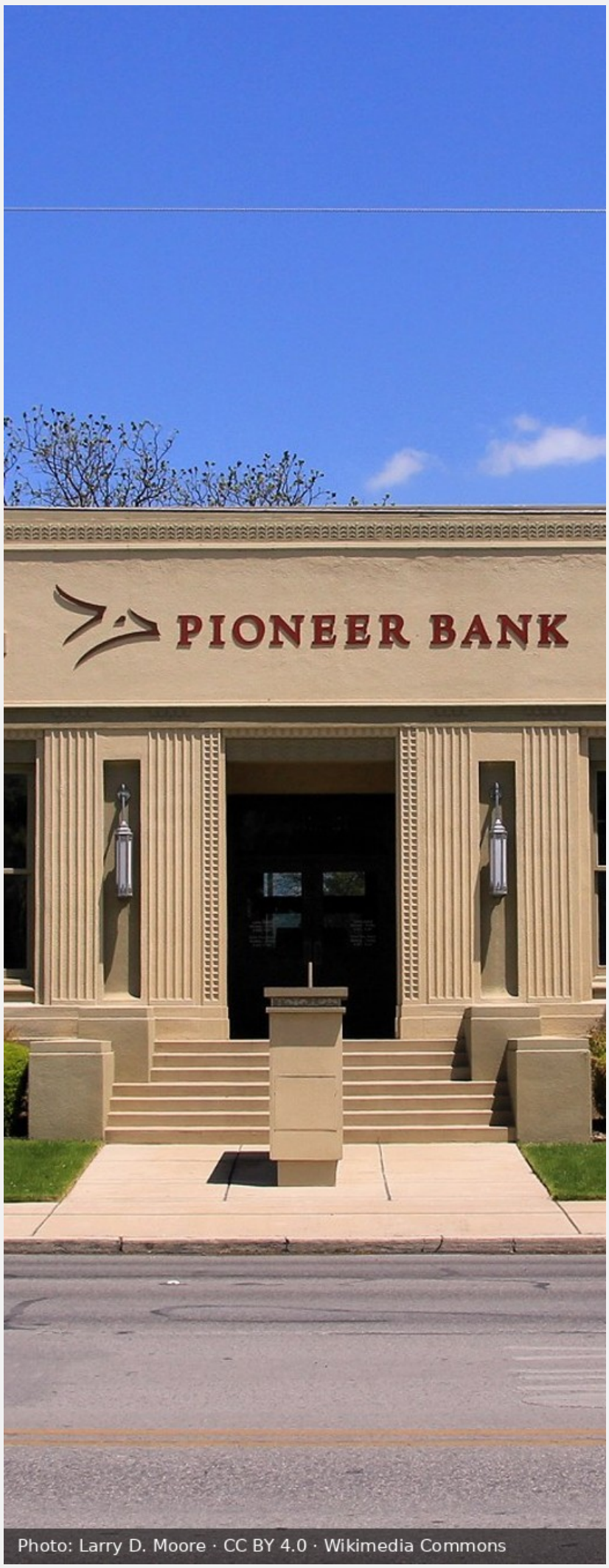


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02

The hidden cost of exclusivity

While Burnet's model offers stability, it also creates a natural barrier to entry. With nearly four in five homes being detached and likely owner-occupied, new supply is constrained by land availability and zoning. This limits affordability for first-time buyers and younger professionals, even as demand increases. The Hill Country's broader trend toward single-family dominance — seen in Fredericksburg (74.9%) and Boerne (71.8%) — suggests this is not a local anomaly but a regional pattern. As such, the long-term value of Burnet's model may be offset by a shrinking talent pool and reduced housing mobility, especially in a remote-work economy where flexibility is key.

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