Bee Cave — #1 of 9: Top-to-Median Affordability Gap

Bee Cave leads Austin in affordability spread

Source: ALEX Intelligence · Published November 08, 2026

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THE DATA

1.6x

Top-to-Median Affordability Gap (2024)

The gap between the most and least affordable areas in the Austin metro reflects extreme inequality in housing access.

The data reveals that affordability is not a uniform challenge — it's concentrated in specific communities. The disparity is not driven by income alone, but by where homes are built, who can afford them, and how value is distributed across the region.



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

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-austin-msa-spread-value-to-income-place

01

Affordability is a zoning outcome

As the Austin metro grows, this imbalance is becoming self-reinforcing: those who can afford high-end homes in places like Bee Cave benefit from rising equity, while lower-income households are pushed further from job centers and transit corridors, deepening spatial inequality.

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02

The median city is the new frontier

This shift signals a structural pivot: the market is no longer expanding outward into the most affordable zones, but into areas that are becoming marginally more accessible. The real estate engine is not in the top tier, nor the bottom — it's in the middle, where the next wave of growth is likely to emerge.

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