Kerr County — #5 of 10: Median Resident Age



Kerr County’s median age is 49 years

Kerr County · U.S. Census Bureau 2024

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THE DATA

49 years

Median Resident Age (2024)

Kerr County ranks #5 among 123 Texas counties with 20,000+ residents.

This figure places Kerr County among the state's most mature populations, a trend that signals strong stability in housing demand and long-term residency. The high median age reflects decades of in-migration by retirees and professionals seeking a slower pace of life, which directly supports sustained home values and limited turnover.



Photo: Ed Uthman from Houston, TX, USA · CC BY 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-hill-country-tx-standing-median-age-county



01

Aging population = stable housing demand

In the Texas Hill Country, rising median age is not a demographic decline—it’s a market strength. Older residents prioritize home ownership, equity accumulation, and neighborhood permanence, which reduces volatility in sales and supports consistent pricing. This explains why homes in Kerrville, Fredericksburg, and Boerne remain resilient even amid national rate hikes.

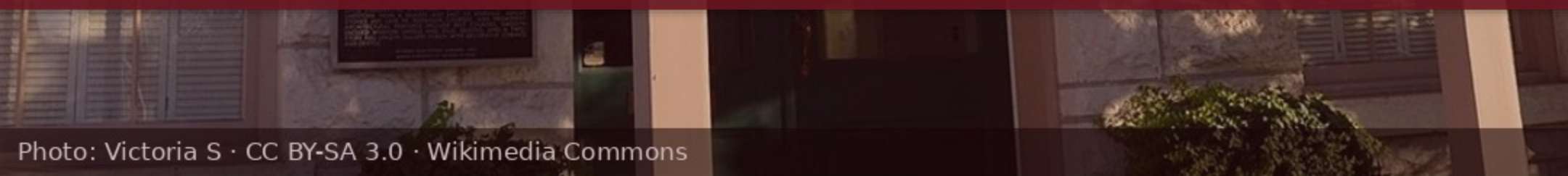


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02

Fewer young buyers = higher entry barriers

This demographic gap limits first-time buyer activity, reducing competition for entry-level homes and compressing new construction demand. The result is a market where affordability is not measured in price alone, but in access—favoring those with long-term capital and planning.

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