Georgetown — #2 of 7: Housing Vacancy Rate

Housing Vacancy Rate: 4.9%

Source: ALEX Intelligence · Published November 12, 2026

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THE DATA

4.9%

Housing Vacancy Rate (2024)

Georgetown's vacancy rate is the second-lowest among Williamson County cities, indicating tight but stable inventory.

This figure reflects a balanced market where supply meets demand without excess. The rate is not driven by distressed or vacant properties, but by seasonal or second-home usage, as per U.S. Census Bureau methodology. A 4.9% vacancy rate in a growing, high-demand community suggests strong tenant retention and resilient property values.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-georgetown-tx-vacancy-share-place-mkt

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Low vacancy signals market confidence

A vacancy rate of 4.9% in Georgetown is not a sign of oversupply, but of a mature, well-occupied market. This level is sustainable in high-demand, high-income areas where homeownership is a long-term strategy. It suggests that property turnover is aligned with lifestyle shifts, not distress, and that rental demand remains robust without inflationary pressure on rents.

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Vacancy is not a proxy for risk

Unlike markets with high vacancy due to foreclosures or speculative inventory, Georgetown's rate is driven by seasonal and second-home usage. This distinction is critical: it reflects a healthy, diverse housing ecosystem rather than systemic weakness. Investors should interpret this data not as a signal to exit, but as evidence of a stable, high-value real estate environment.

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