Williamson County — #5 of 5: Housing Vacancy Rate

Williamson County has the lowest vacancy rate in the Austin metro

Source: ALEX Intelligence · Published November 12, 2026

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THE DATA

3.9%

Housing Vacancy Rate (2024)

Williamson County ranks #5 of 5 Austin-Round Rock-San Marcos metro counties and #123 of 123 Texas counties on housing vacancy rate (counties of 20,000+ residents).

This figure reflects a tight housing market where supply struggles to keep pace with demand. With only 3.9% of housing units vacant, the county is among the most saturated in the region, indicating strong occupancy and limited availability for new residents or investors. The low vacancy rate suggests that rental and resale markets are under sustained pressure.



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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-williamson-standing-vacancy-share-county

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Low vacancy signals market saturation

The lack of inventory turnover may also signal a slowdown in new construction relative to absorption. With supply not expanding fast enough, the market risks becoming less dynamic over time, especially if economic conditions shift or interest rates stabilize.

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Vacancy rates reveal hidden demand intensity

This low vacancy rate is not a sign of stagnation but of resilience. It reflects long-term resident retention and a preference for permanence, especially in communities where homeownership is deeply entrenched. The market is not overheating—it is fully engaged.

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