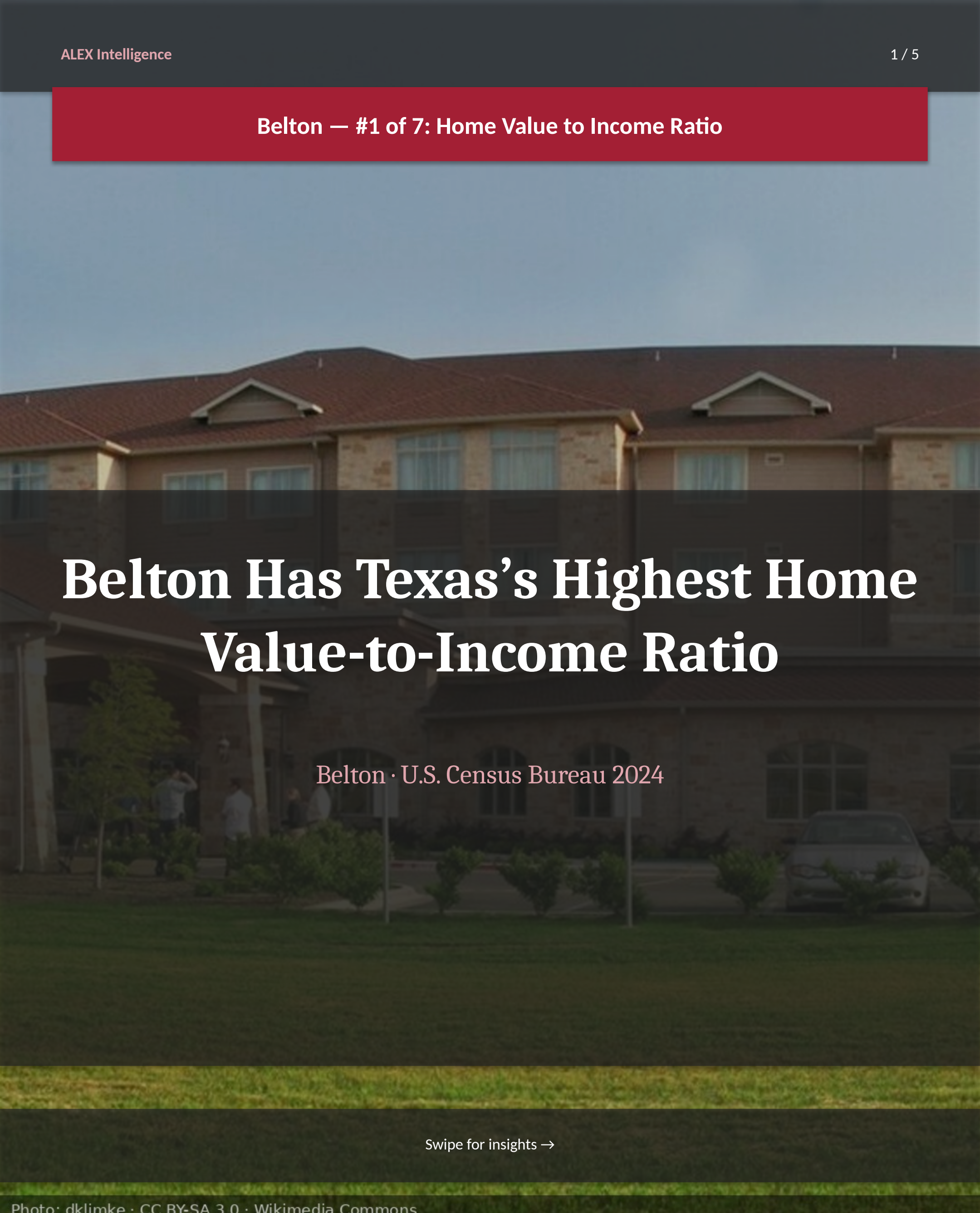
Belton — #1 of 7: Home Value to Income Ratio



Belton Has Texas's Highest Home Value-to-Income Ratio

Belton · U.S. Census Bureau 2024

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THE DATA

4.4x

Home Value to Income Ratio (2024)

Belton leads the Killeen-Temple MSA and Texas in how many years of income a home costs.

This ratio reflects the extreme pressure on affordability in Belton, where median home values outpace median household incomes by a significant margin. Despite strong local wage growth, the cost of housing continues to rise faster than income, making homeownership increasingly challenging for first-time buyers. The disparity is not driven by low income but by high home prices, signaling a market where demand is outstripping supply.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-killeen-temple-value-to-income-place-mkt

01

Affordability is a structural constraint

The 4.4x ratio in Belton is not a temporary spike but a structural outcome of sustained demand from military and medical corridor workers, combined with limited housing supply. Even with wage growth outpacing inflation, the cost of housing remains a major barrier. This suggests that affordability is not just about income but about supply-side dynamics, where new construction is failing to keep pace with population growth driven by Fort Cavazos and Baylor Scott & White Temple.

02

Price-to-income divergence signals market maturity

When a city leads the state in home value-to-income ratio, it often indicates that the market has entered a mature phase of development. Belton's 4.4x ratio is a sign that it has moved beyond rapid appreciation into a high-cost, high-demand equilibrium. This is not a warning of a bubble, but a signal of entrenched demand and constrained supply. For investors and policymakers, this suggests that affordability improvements will require deliberate supply expansion, not just price controls.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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