Shady Hollow — #1 of 9: Share of Homes Valued $500K or More

Shady Hollow leads Austin in $500K+ homes

95.4% of homes exceed $500K — source: ALEX Intelligence, 2026

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THE DATA

95.4%

Share of Homes Valued $500K or More (2024)

Shady Hollow leads the Austin MSA and Texas in high-value housing concentration.

This figure—95.4% of homes valued at $500,000 or more—reflects a market where affordability is no longer a regional issue but a spatial one. The data reveals that within the Austin metro, certain enclaves have become exclusive, not by design but by sustained demographic and economic divergence. The concentration is not just a price point; it’s a structural marker of access, exclusion, and long-term capital accumulation.



Photo: Slamforeman · 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/2026-11-15-austin-msa-half-million-share-place-mkt



01

Affordability is now a spatial paradox

In the Austin MSA, the 95.4% figure in Shady Hollow is not an outlier—it’s a signal. The data suggests that the market is no longer defined by broad trends but by deep, self-reinforcing micro-geographies. Homes valued at $500K are no longer a threshold for luxury; they’re the baseline for stability. This shift means that even moderate-income professionals in central Austin face a structural barrier to wealth accumulation through homeownership, not due to rising prices alone, but because the very definition of 'entry-level' has moved beyond reach for most of the metro.

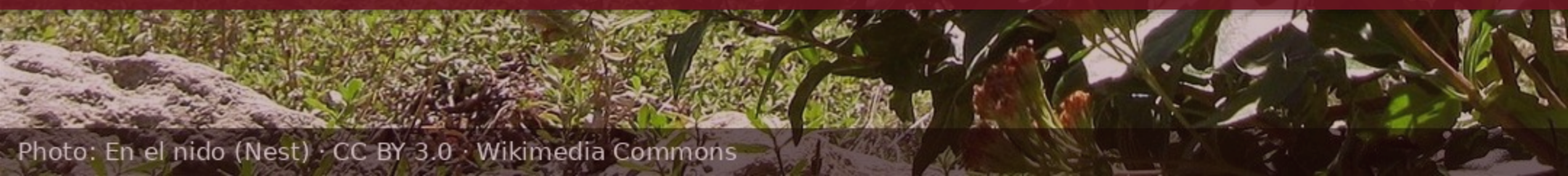


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02

The new elite lives in isolation

Shady Hollow's 95.4% share of high-value homes isn't just a reflection of wealth—it's a signal of spatial detachment. The city's isolation from the broader Austin MSA infrastructure, including transit and school district integration, suggests a growing separation between economic classes and public systems. As the city maintains its status as the top-ranked enclave for high-value housing, it also becomes a functional outlier: a place where the majority of homes are priced beyond the reach of even high-earning professionals across the metro. This is not just wealth concentration—it's the institutionalization of exclusion.

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