Steiner Ranch — #1 of 9: Share of Homes Valued $1M or More



Steiner Ranch leads Austin in $1M+ homes

54.9% of homes valued at $1M+, source: ALEX Intelligence 2026

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THE DATA

54.9%

Share of Homes Valued $1M or More (2024)

Steiner Ranch has the highest concentration of million-dollar homes in the Austin metro area.

This figure represents a structural shift in Austin’s housing landscape: the market is no longer defined by broad affordability trends but by deepening segregation between ultra-high-end enclaves and the rest of the city. The 54.9% threshold is not just a statistical outlier—it is a threshold of exclusivity that signals a new tier of residential development.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-austin-msa-million-share-place-mkt

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The elite is consolidating

Steiner Ranch’s dominance is not accidental—it reflects a long-term trend of capital accumulation and zoning insulation. With 54.9% of homes valued at $1M+, the city is effectively a closed ecosystem for high-net-worth residents, where new construction is tightly controlled and speculative demand is concentrated. This consolidation is not a short-term bubble; it is a structural reconfiguration of residential geography.

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Affordability is now a spatial question

The data reveals that affordability is no longer a city-wide metric—it is a geographic one. While Steiner Ranch sits at 54.9%, the next highest in the metro, Lakeway, is at 52.1%. For policymakers and developers, this means that one-size-fits-all affordability policies are increasingly irrelevant.

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