Burnet — #1 of 8: Median Home Age

Burnet leads Texas Hill Country in median home age

42 years — ALEX Intelligence, 2026

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THE DATA

42 years

Median Home Age (2024)

Burnet has the oldest housing stock in the Texas Hill Country, with homes averaging 42 years in age.

This data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a deep-rooted residential fabric in Burnet. The median age reflects decades of stable occupancy, limited new construction, and a strong attachment to historic character. In a market where new development is rising elsewhere, Burnet's aging inventory signals enduring community cohesion and long-term resident loyalty.



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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-hill-country-tx-median-home-age-place-mkt

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Older homes = stronger community identity

In contrast to rapidly gentrifying areas, Burnet’s housing stock functions as a cultural anchor. Longtime residents are less likely to exit the market, reducing volatility and supporting long-term price stability. This demographic inertia supports a real estate market where value is built on community capital, not just square footage or modern finishes.

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02

Aging stock fuels unique investment opportunity

This dynamic also supports a growing local economy in skilled trades, historic restoration, and sustainable materials. The market's resistance to rapid change protects it from speculative bubbles while enabling long-term, low-turnover investments. For buyers and developers, Burnet is not a lagging market—it's a lagging opportunity waiting to be unlocked.

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

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