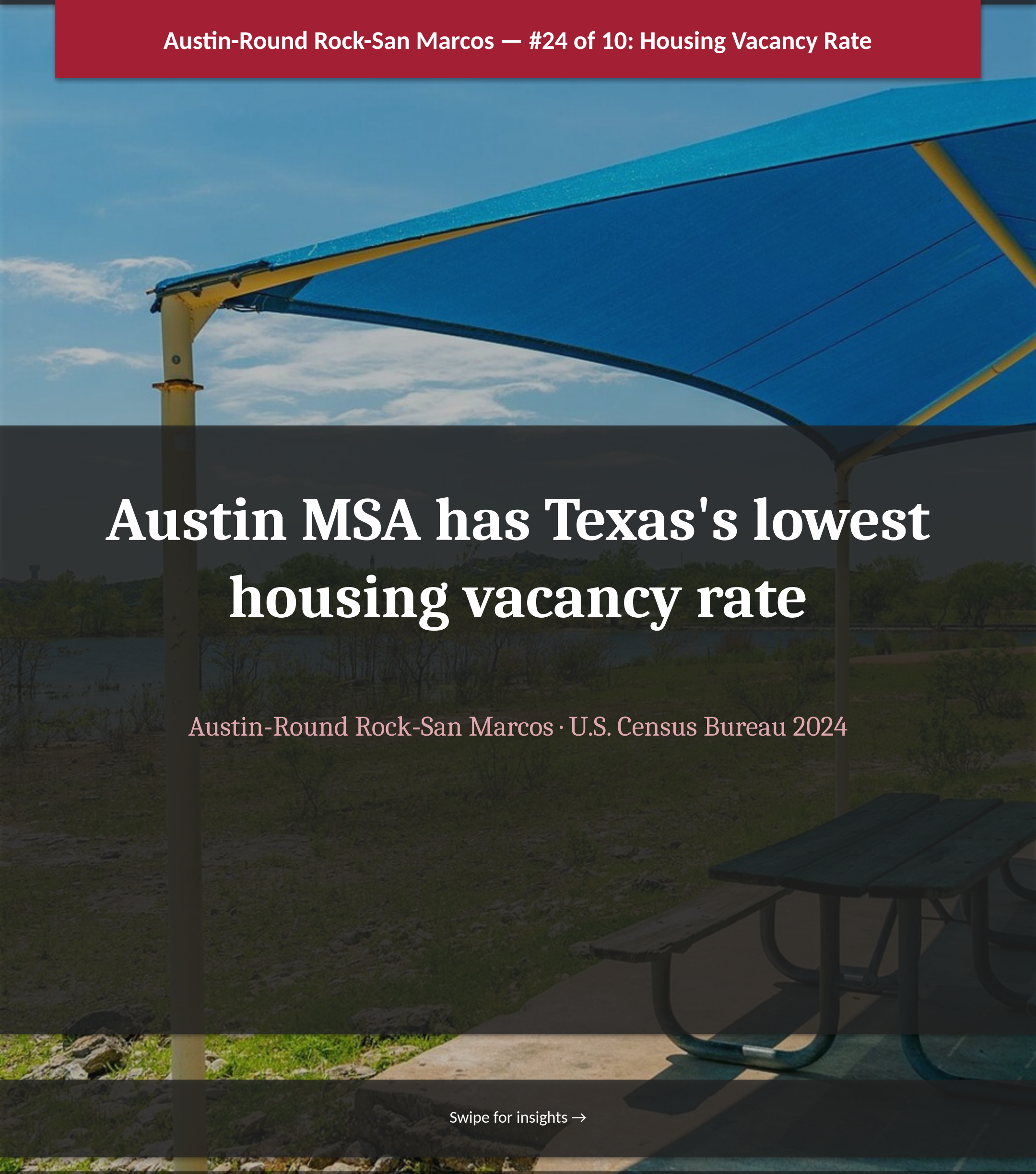
Austin-Round Rock-San Marcos — #24 of 10: Housing Vacancy Rate



Austin MSA has Texas's lowest housing vacancy rate

Austin-Round Rock-San Marcos · U.S. Census Bureau 2024

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THE DATA

5.1%

Housing Vacancy Rate (2024)

Austin-Round Rock-San Marcos ranks last among Texas metros with 5.1% housing vacancy, the lowest in the state.

This figure, derived from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reflects a market where housing supply is under intense pressure. With only 5.1% of units vacant, Austin's housing stock is nearly fully occupied, signaling strong demand and limited availability for new residents and investors.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-austin-msa-standing-vacancy-share-msa

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Low vacancy fuels price pressure

For investors, this means that even modest rent increases can lead to strong cash flow, but long-term capital gains may be limited if supply doesn’t expand.

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Vacancy rate as a market health barometer

The data suggests that policy interventions—like streamlining zoning or incentivizing infill development—could help increase effective supply without triggering oversupply.

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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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