Kerr County — #70 of 10: Housing Vacancy Rate

Kerr County leads Texas Hill Country in housing vacancy rate

11.8% vacancy rate — a hidden market imbalance

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THE DATA

11.8%

Housing Vacancy Rate (2024)

Kerr County ranks #70 of 123 Texas counties on housing vacancy rate among counties with 20,000+ residents.

This figure places Kerr County near the bottom of the state's vacancy rate rankings, indicating a tight housing market with limited available inventory. In the broader Texas Hill Country context, this suggests that while overall vacancy remains low, Kerr County stands out as particularly constrained in housing supply relative to other counties in the region.

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



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Low vacancy, high demand signals scarcity

This dynamic is not just a supply issue but a demand signal: Kerr County’s appeal as a residential destination is intensifying. The region’s natural beauty, outdoor recreation, and strong school districts are attracting remote workers and retirees, tightening the market further.



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02

Vacancy rates reveal future affordability pressure

Moreover, with 11.8% vacancy — a level that is not just low but among the lowest in Texas — the market is approaching the threshold where supply cannot keep pace with demand. This creates a structural imbalance that may only be resolved through new development, which faces land-use and infrastructure constraints in the Hill Country.

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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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