Hays County — #3 of 5: Share of Homes That Are Single-Family Detached

# Share of Homes That Are Single-Family Detached: 66.3%

On share of single-family detached homes, per ALEX Intelligence 2026 data

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THE DATA

# 66.3%

**Share of Homes That Are Single-Family Detached (2024)**

Hays County holds the third-highest share of single-family detached homes among the five counties in the Austin-Round Rock-San Marcos metro.

This figure reflects a long-standing trend of low-density, detached housing dominance in the region. With only Williamson County (72.5%) and Bastrop County (66.7%) ahead, Hays County's 66.3% share underscores a market where standalone homes remain the dominant form of residential development. The data also reveals that even within the broader Texas landscape, Hays County ranks #91 of 123 Texas counties with 20,000+ residents, highlighting a relatively high concentration of single-family housing compared to other parts of the state.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-san-marcos-nb-standing-single-family-share-county

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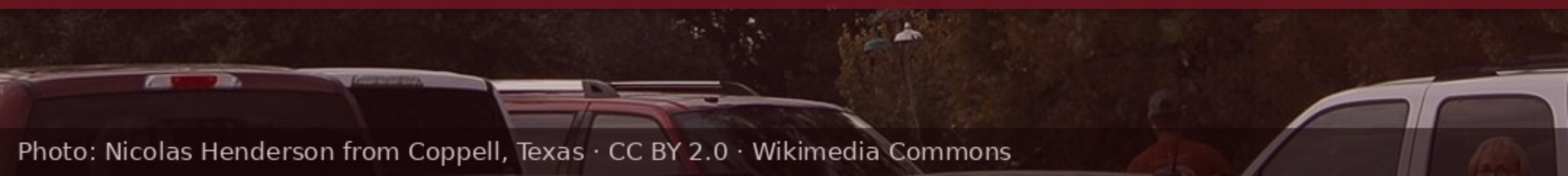
# Suburban Identity Is Cementing

The high share of single-family homes is not a passing trend but a structural feature of the San Marcos-New Braunfels market. It signals deep consumer preference for detached living, reinforced by stable land availability and development patterns that prioritize low-density zoning. This identity is likely to persist, shaping long-term investment strategies and influencing new construction trends in Hays and Comal counties. As the region continues to attract remote workers and families, the demand for standalone homes will remain a key driver of market dynamics.



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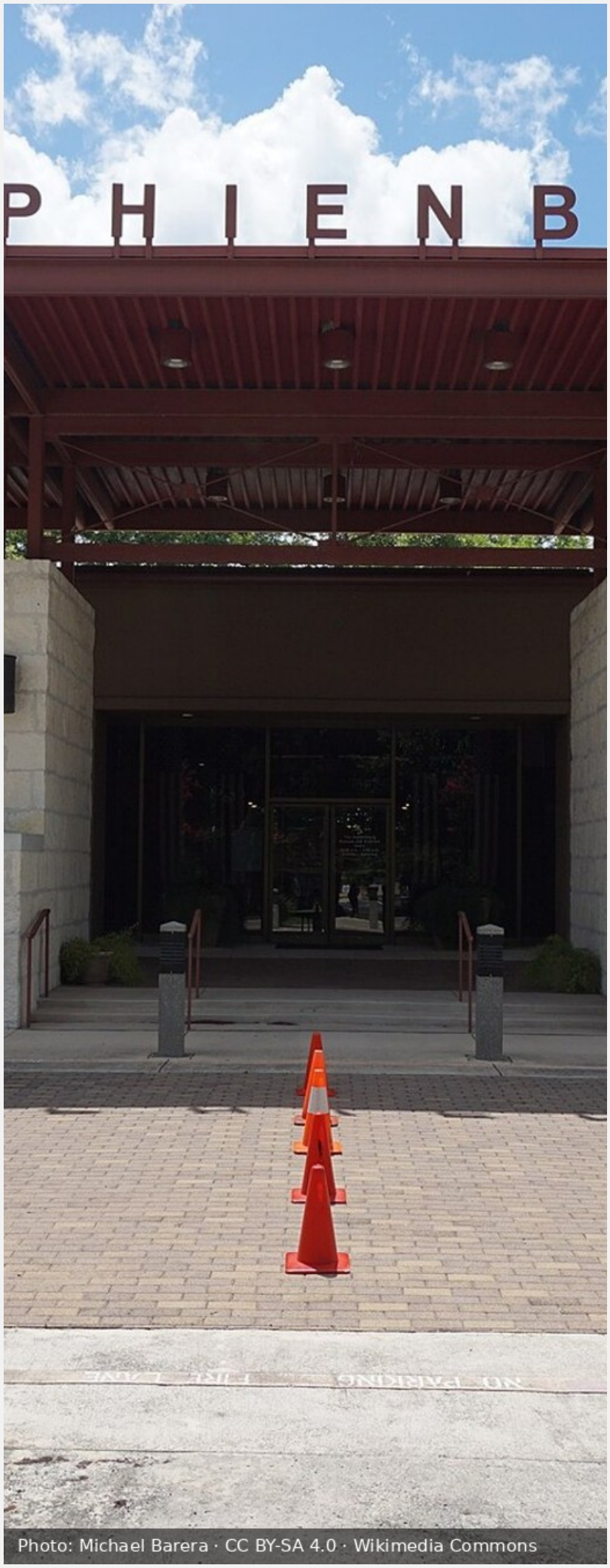

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## Supply Constraints Are Inevitable

With 66.3% of homes already single-family detached, the opportunity for new construction of this type is limited unless significant land is rezoned or developed. This creates a natural ceiling on supply expansion, which in turn supports sustained price resilience despite high mortgage rates. The data suggests that future growth will likely come from infill development, multi-family conversions, or redevelopment of underutilized parcels—rather than greenfield expansion. This dynamic favors investors who understand the scarcity premium in single-family housing.

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