Boerne — #1 of 8: Median Gross Rent



Boerne leads Texas Hill Country in rent at $1,589

Source: ALEX Intelligence, November 28, 2026

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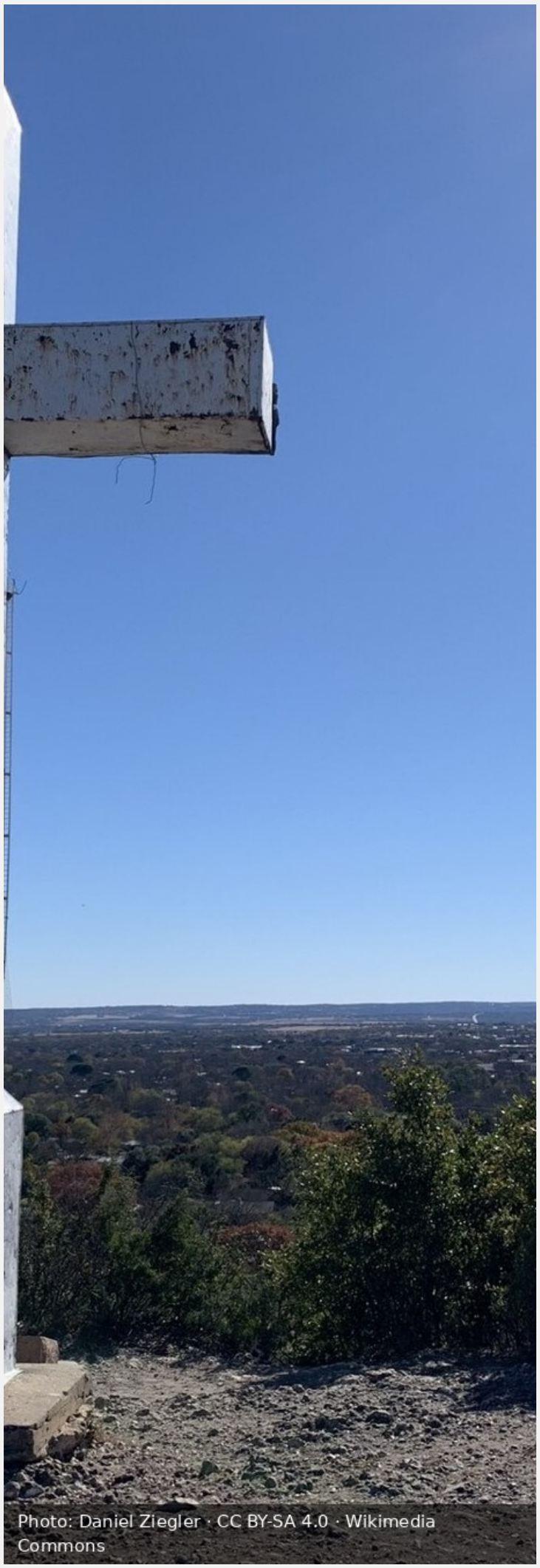
THE DATA

$1,589

Median Gross Rent (2024)

Boerne’s rent is the highest in the Texas Hill Country, according to the 2024 American Community Survey.

This figure reflects strong demand for single-family homes with access to outdoor amenities, private water sources, and proximity to natural corridors. The premium is not driven by urban density but by scarcity of developable land and long-term retention of owner-occupants. The market is pricing in permanence, not just convenience.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-hill-country-tx-gross-rent-place-mkt

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Rent is a proxy for permanence

The data suggests that affordability is not measured in price alone, but in tenure. Homes in Boerne are not bought to flip; they are acquired to live in, often across generations. This dynamic reinforces neighborhood cohesion and reduces the churn that destabilizes other markets.

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The rent premium is a preservation mechanism

In contrast, areas with lower rents often face faster turnover and greater pressure for commercialization. Boerne's rent premium is not a flaw—it is a feature of a market that has internalized sustainability. The data shows that the highest rents are not in the most developed areas, but in those with the strongest cultural and ecological continuity.

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