Kendall County — #1 of 10: Top-to-Median Home Value Gap

# Kendall County's rural home values span 2.9x

Top-to-median gap in Texas rural counties

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THE DATA

# 2.9x

**Top-to-Median Home Value Gap (2024)**

This is the largest gap between top and median home values among Texas counties with under 50,000 residents and at least 20,000 residents.

Kendall County leads Texas in the disparity between its highest and median home values, with a 2.9x spread. This suggests a sharp bifurcation: elite properties command premium prices while mid-tier homes remain relatively accessible. This divergence is not driven by population growth alone, but by the concentration of high-value land uses—off-grid living, solar infrastructure, and conservation development—within a limited geographic footprint.

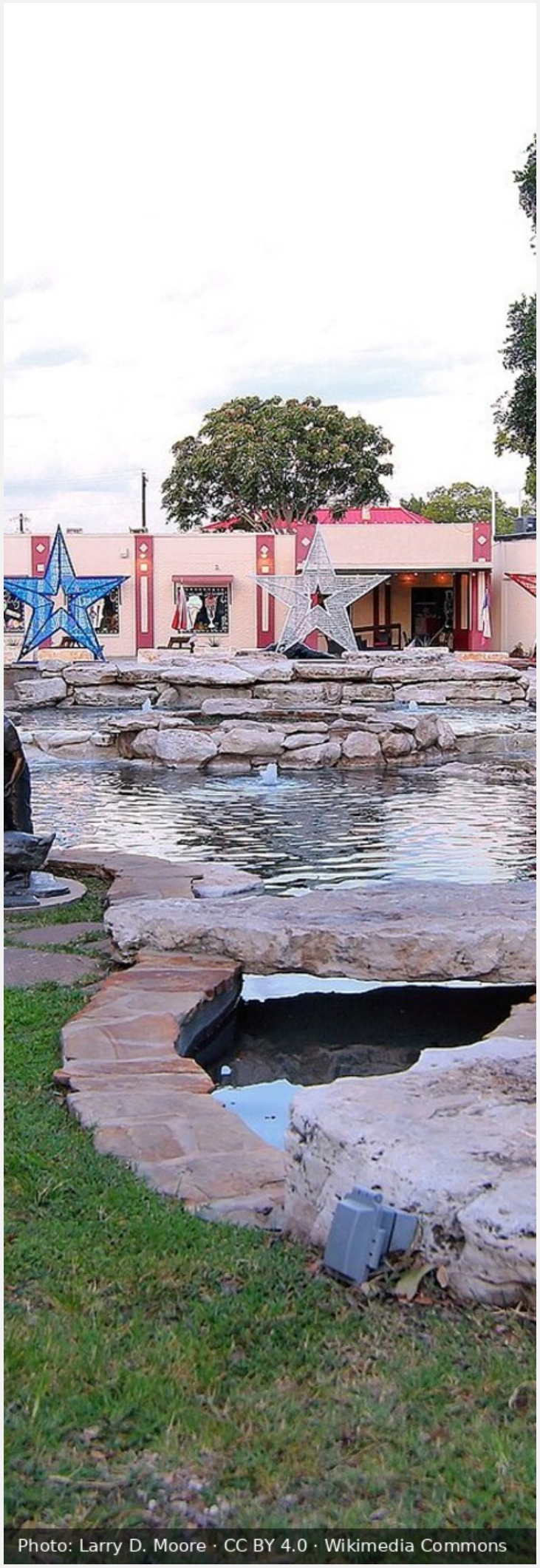


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-land-land-spread-home-value-county-tx-rural

# 01

## The gap is a market signal

This 2.9x spread is not a flaw—it’s a strategic indicator. It reveals that Kendall County has become a magnet for high-net-worth buyers seeking rural land with long-term appreciation potential, particularly for solar development and private retreats. The top tier reflects demand for exclusivity and sustainability, while the median tier reflects broader access to rural living. This duality is a hallmark of mature land markets entering a phase of selective scarcity.

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# 02

## Not all rural areas follow this path

The data shows this gap is not universal. Counties like Aransas and Lampasas, despite similar rural profiles, do not show such extreme disparities. This implies that Kendall County's unique blend of infrastructure readiness, regulatory clarity, and investor confidence has created a self-reinforcing cycle: high demand attracts more capital, which drives further value concentration. Other rural counties may lack the policy or physical infrastructure to replicate this dynamic.

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