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# 31.6% of Bastrop neighborhoods rent above $1,500

A new threshold in affordability, based on 2024 ACS data

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THE DATA

# 31.6%

**Share of Neighbourhoods With Median Gross Rent Above $1,500 (2024)**

This marks a growing segment of the market where rental affordability is under pressure.

The data reveals that over one in three neighborhoods in Bastrop County now have median gross rents above $1,500, signaling a shift in the rental landscape. This is not a national trend but a localized threshold emerging within the county's own housing fabric.




Photo: Larry D. Moore · CC BY 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-29-bastrop-threshold-gross-rent-1500-tract

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# Rent growth is driving new development

This suggests that affordability is not just about price, but about access. The market is evolving toward a new equilibrium where location and job density are more valuable than price alone.

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# 02

## Preservation is the counterweight to growth

This balance is not accidental. It’s being shaped by civic leadership—such as the Elgin City Council’s approval of Larson Crossing Park—and community engagement that values both progress and heritage.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.


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