



Your Complete Guide to Moving to Pflugerville, TX

Welcome to your comprehensive relocation guide for Pflugerville, Texas—an established and thriving community that's become one of Central Texas's most desirable destinations. This guide provides everything you need to make an informed decision about your move, featuring current data, market comparisons, and insider insights.

Courtesy of True North Group, your trusted partner in navigating the Pflugerville real estate market.

Pflugerville at a Glance: Key Statistics & Demographics

Population & Growth

Pflugerville has experienced steady growth, with a current population of approximately 66,800 residents as of 2024. The city has grown by over 300% since 2000, reflecting its strong appeal to families, young professionals, and retirees seeking quality living near Austin with established amenities.

The median age is 37.2 years, indicating a mature, family-oriented community. About 71% of residents are homeowners, demonstrating strong investment in the community and neighborhood stability.

66.8K

300%

Population

As of 2024

Growth Rate

Since 2000

Income & Employment

The median household income in Pflugerville is approximately \$113,000, significantly higher than many surrounding communities. The average commute time is 27.3 minutes, providing excellent access to major job markets while enjoying suburban amenities.

Top employment sectors include technology, education, healthcare, retail, and manufacturing. The proximity to Austin's booming tech sector and major employers like Tesla, Apple, and Google has created significant economic opportunities for Pflugerville residents.

\$113K

27

Median Income

Household annual

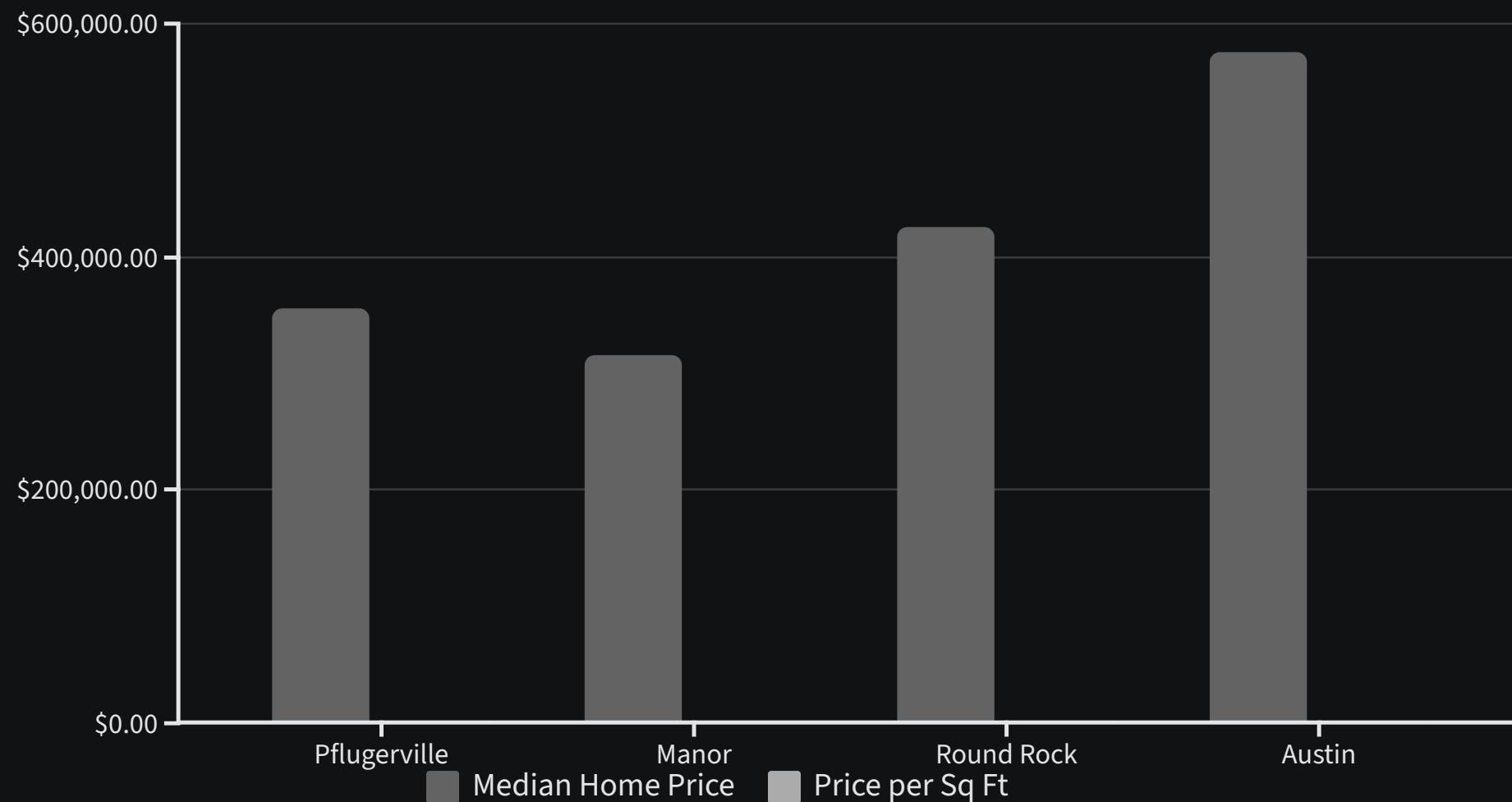
Avg Commute

Minutes to work

Housing Market Analysis: What to Expect

Pflugerville's housing market offers strong value in the Austin metropolitan area with established neighborhoods and amenities. The median home price in Pflugerville is approximately \$355,000, representing a 10.5% increase from the previous year. This established market provides stability with continued appreciation potential, making Pflugerville attractive for both first-time homebuyers and move-up buyers.

The market features a healthy mix of housing options, with 55.8% of housing units built after 2000. Home sizes typically range from 1,800 to 2,800 square feet, with 3-4 bedrooms being most common. The community offers both newer subdivisions and established neighborhoods with mature trees and character.



Property taxes in Pflugerville are approximately 2.0-2.2% of assessed value annually, which includes county, city, school district, and other local taxes. While Texas has no state income tax, property taxes fund excellent schools and city services. Rental prices for a 2-3 bedroom home average \$1,800-\$2,400 per month, reflecting the community's desirability and quality amenities.

Education Excellence: Schools & Ratings

Pflugerville Independent School District (PflISD) serves the community with a strong commitment to educational excellence. The district operates 35 schools serving approximately 25,300 students, with a student-teacher ratio of 14 to 1. PflISD has received a "C" rating (79 out of 100) in the latest Texas Education Agency accountability ratings, with continued improvements and significant district investments.



Elementary Schools

Pflugerville has 23 elementary schools serving grades PK-5. Several schools have earned recognition for academic achievement, with GreatSchools ratings ranging from 5-8 out of 10. Average class sizes allow for personalized attention and strong foundational learning.



Middle Schools

The district operates 10 middle schools serving grades 6-8, with ratings of 5-7 on GreatSchools. These schools offer advanced academics, athletics, fine arts, and extensive extracurricular activities. The district emphasizes STEM education and college readiness preparation.



High Schools

Pflugerville has 4 high schools providing grades 9-12, including comprehensive and specialty programs. Students have access to AP courses (34% participation rate), with average SAT scores of 964 and ACT scores of 23.0. The district offers dual credit programs, career and technical education, and competitive athletics.

For families seeking private or charter options, several schools operate within the city and surrounding areas, including faith-based institutions and specialized academies. Austin Community College and nearby universities provide accessible higher education opportunities for residents pursuing associate and bachelor's degrees.



Resources for School Research: Visit GreatSchools.org for detailed school ratings, test scores, student demographics, and parent reviews. The Pflugerville ISD website (pfisd.net) provides calendars, enrollment information, and boundary maps to help you identify your neighborhood schools.

Cost of Living Breakdown

Pflugerville's cost of living index is approximately 94.5, below the national average of 100, making it an affordable choice in the Austin metro area while offering established amenities. Housing costs are reasonable for the quality of life provided, with utilities, groceries, and transportation aligning closely with regional averages.

Housing

35% of budget

- Mortgage/rent payments
- Property taxes (2.0-2.2%)
- Homeowners insurance (\$1,600-\$2,200/year)
- HOA fees (\$200-\$600/year average)



Healthcare

13% of budget

- Insurance premiums
- Co-pays and prescriptions
- Dental and vision care

Utilities

12% of budget

- Electricity (\$140-\$230/month, depending on season)
- Water/sewer (\$75-\$110/month)
- Internet/cable (\$80-\$150/month)

Food & Goods

22% of budget

- Groceries (\$600-\$900/month for family of 4)
- Dining out (\$350-\$600/month)
- Household supplies

Transportation

18% of budget

- Vehicle payments/insurance
- Fuel costs (\$180-\$280/month)
- Maintenance and repairs

Tax Resources: Use SmartAsset's Texas Property Tax Calculator (smartasset.com/taxes/texas-property-tax-calculator) to estimate your specific property tax burden based on home value and location. Remember, Texas has no state income tax, which significantly offsets property tax costs.

Comparative Market Analysis: Pflugerville vs. Competing Cities

When choosing where to relocate in the Austin metro area, most homebuyers compare Pflugerville with Manor, Round Rock, Hutto, Cedar Park, and North Austin. Each community offers distinct advantages, and understanding these differences helps you make the best choice for your family's needs and priorities. Pflugerville stands out for its established amenities, strong schools, and balanced growth, offering the stability of a mature community with continued development.

Factor	Pflugerville	Manor	Round Rock	Cedar Park	North Austin
Median Home Price	\$355,000	\$315,000	\$425,000	\$465,000	\$425,000
Property Tax Rate	2.0-2.2%	2.1-2.3%	2.0-2.1%	1.8-2.0%	1.9-2.1%
Commute to Downtown Austin	27 min	28 min	35 min	40 min	20 min
School District Rating	6-8/10	6-7/10	8-9/10	8-9/10	5-8/10 (varies)
Population	66,800	16,500	135,000	85,000	~120,000
Development Stage	Established	Emerging	Mature	Established	Urban/Mature

Pflugerville's competitive advantage lies in its combination of established amenities, excellent location, and strong value proposition. While Round Rock and Cedar Park offer slightly higher-rated schools, their home prices are \$70,000-\$110,000 higher. Manor provides lower entry costs but fewer amenities. North Austin offers urban living but at higher prices with less space and family amenities.

The Pros: Why People Choose Pflugerville



Strong Value Proposition

Pflugerville offers excellent value in the Austin metro area, with home prices significantly below Austin and comparable to or better than similar established communities. Your housing budget provides access to quality neighborhoods, established amenities, and strong appreciation potential.



Established Amenities & Shopping

Stone Hill Town Center is the premier shopping destination, ranking as the #2 most visited shopping center within a 50-mile radius. The community features diverse dining, entertainment, retail, and services, reducing the need to travel for daily needs.



Excellent Location & Connectivity

Pflugerville provides superior access to Austin via multiple routes including US Highway 290, Interstate 35, and State Highway 130. Austin-Bergstrom International Airport, major employment centers, and entertainment districts are within 20-30 minutes.



Stable Growth & Investment Potential

As one of Texas's established growing cities, growing faster than 95% of similarly sized cities since 2000, Pflugerville presents continued appreciation potential. The balance of growth and established infrastructure makes it attractive for long-term investment.



Family-Friendly Environment

Pflugerville's demographics and amenities cater strongly to families. Excellent schools, numerous parks, youth sports leagues, and community events create a supportive environment. Established neighborhoods provide stability and community connections.



Community Character with Urban Access

Pflugerville maintains its historic downtown charm and strong community identity while providing immediate access to Austin's world-class dining, entertainment, culture, and employment opportunities. The best of suburban living with urban convenience.

The Cons: Considerations Before Moving

Higher Cost Than Emerging Areas

Pflugerville's established status means higher home prices than rapidly growing areas like Manor or Hutto. While still affordable compared to Round Rock or Austin, buyers seeking maximum value may find better deals in less developed communities, though with fewer immediate amenities.

Traffic Congestion During Peak Hours

Popular routes to Austin experience significant congestion during rush hours, particularly on US-290 and I-35. Commute times can extend to 45-60 minutes during peak periods. Limited public transportation options mean most households need multiple vehicles.

Continued Development Pressure

Pflugerville's popularity continues to drive development, which can mean construction activity, increased traffic during development phases, and changing neighborhood character as new subdivisions are built. Growth management is ongoing but can impact daily life.

School Performance Gap

While PfISD is rated above average, it ranks 484 out of 961 Texas districts with a 2-star rating, indicating room for improvement compared to top-tier districts like Round Rock or Eanes ISD. Families prioritizing the highest-rated schools may prefer other districts.

Limited Public Transportation

Pflugerville has minimal public transit infrastructure beyond basic bus service. No rail access and limited Capital Metro service mean residents must rely primarily on personal vehicles for transportation, increasing household transportation costs.

Competition for Housing

Pflugerville's popularity creates competitive housing markets, particularly for well-priced homes in desirable neighborhoods. Buyers may face multiple offer situations and need to act quickly, which can be stressful for those unfamiliar with the market.

Lifestyle & Community: What to Expect

Recreation & Parks

Pflugerville offers exceptional recreational opportunities centered around Lake Pflugerville, featuring a 3.1-mile trail perfect for walking, jogging, or cycling with beautiful sunset views. Water activities include kayaking, paddleboarding, and fishing, with picnic spots ideal for family gatherings. Known as the "Trail Capital of Texas," Pflugerville features more than 56 miles of pristine trails.

The city's parks system includes numerous community parks with playgrounds, sports fields, and walking trails. The Pflugerville Parks and Recreation Department provides various programs, including youth sports leagues, adult fitness classes, and special events, with recent additions like multi-sport courts.

Dining & Shopping

Stone Hill Town Center provides diverse dining options from quick bites to sit-down restaurants, including popular chains like Chick-fil-A, Panera Bread, and Starbucks, as well as local favorites such as Hanover's Draught Haus and Sushi Katsuya. Old Town Pflugerville features cozy cafes, family-owned restaurants, charming bakeries, and ice cream parlors.

Major retail includes stores like Old Navy, Ulta Beauty, and Bath & Body Works, ensuring every shopper's taste and budget are accommodated. The combination of established retail centers and historic downtown provides comprehensive shopping options locally.

Climate & Weather

Pflugerville experiences typical Central Texas weather: hot summers with temperatures regularly exceeding 95°F, mild winters with occasional freezes, and pleasant spring and fall seasons. Annual rainfall averages 34 inches. The climate supports year-round outdoor activities, though summer heat requires adaptation. Severe weather is possible, including occasional thunderstorms, flooding risks, and rare ice events.

Safety & Crime

Pflugerville maintains low crime and poverty rates, with only 5.1% of residents below the poverty line and 3.7% of families below the poverty line. The Pflugerville Police Department provides responsive community policing, and neighborhood watch programs are active in many subdivisions. The established community generally offers a secure environment for families with excellent emergency services.

Your Next Steps: Making Pflugerville Home

01

Research & Explore

Visit Pflugerville multiple times at different times of day. Drive potential commute routes during rush hour. Tour neighborhoods, visit schools, and explore local amenities. Experience Stone Hill Town Center, Lake Pflugerville, and historic downtown to understand the community character.

02

Understand Your Budget

Use online property tax calculators to estimate total housing costs including taxes, insurance, and HOA fees. Get pre-approved for financing to understand your buying power. Factor in commute costs, utility estimates, and lifestyle expenses to ensure Pflugerville fits your financial picture.

03

Choose Your Neighborhood

Research Pflugerville's various subdivisions and master-planned communities. Consider proximity to schools, commute routes, amenities, and neighborhood character. Established areas offer mature trees and stability, while newer developments provide modern amenities and contemporary designs.

04

Work with Local Experts

Partner with real estate professionals who know Pflugerville intimately. True North Group specializes in the Pflugerville market and can provide insider knowledge, neighborhood comparisons, market trends, and guidance throughout your home search and purchase process.

05

Plan Your Move

Once you've selected your home, prepare for your relocation. Arrange utilities, update addresses, enroll children in schools, and connect with community resources. Join neighborhood social media groups and attend local events to build connections in your new community.



Important Resources for Your Research:

- **School Information:** GreatSchools.org provides ratings, reviews, and detailed data for all Pflugerville ISD schools
- **Property Tax Calculator:** SmartAsset.com/taxes/texas-property-tax-calculator estimates your specific tax burden
- **Real Estate Expertise:** True North Group offers comprehensive relocation services, market analysis, and personalized guidance for Pflugerville homebuyers
- **City Resources:** PflugervilleTX.gov provides city services, development updates, and community information
- **School District:** PfISD.net offers enrollment info, school calendars, and boundary maps



This comprehensive relocation guide is provided courtesy of True North Group—your trusted partner in navigating the Pflugerville, Texas real estate market. Our local expertise, market knowledge, and commitment to client success ensure you make informed decisions and find the perfect home in this thriving community. Ready to explore Pflugerville? Contact True North Group today to begin your journey home.