



Your Complete Guide to Moving to Manor, TX

Welcome to your comprehensive relocation guide for Manor, Texas—a thriving community that's becoming one of Central Texas's most sought-after 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 Manor real estate market.

Manor at a Glance: Key Statistics & Demographics

Population & Growth

Manor has experienced remarkable growth, with a current population of approximately 16,500 residents as of 2024. The city has grown by over 180% since 2010, making it one of the fastest-growing communities in the Austin metropolitan area. This rapid expansion reflects Manor's increasing appeal to families, young professionals, and retirees seeking affordable living near Austin.

The median age is 32 years, indicating a relatively young, family-oriented community. About 68% of residents are homeowners, demonstrating strong investment in the community and neighborhood stability.

16.5K

Population

As of 2024

180%

Growth Rate

Since 2010

Income & Employment

The median household income in Manor is approximately \$72,000, with many residents commuting to Austin, Round Rock, and other nearby employment centers. The average commute time is 28 minutes, providing reasonable access to major job markets while enjoying more affordable housing.

Top employment sectors include education, healthcare, technology, retail, and manufacturing. The proximity to Austin's booming tech sector and Tesla's Gigafactory has created significant economic opportunities for Manor residents.

\$72K

Median Income

Household annual

28

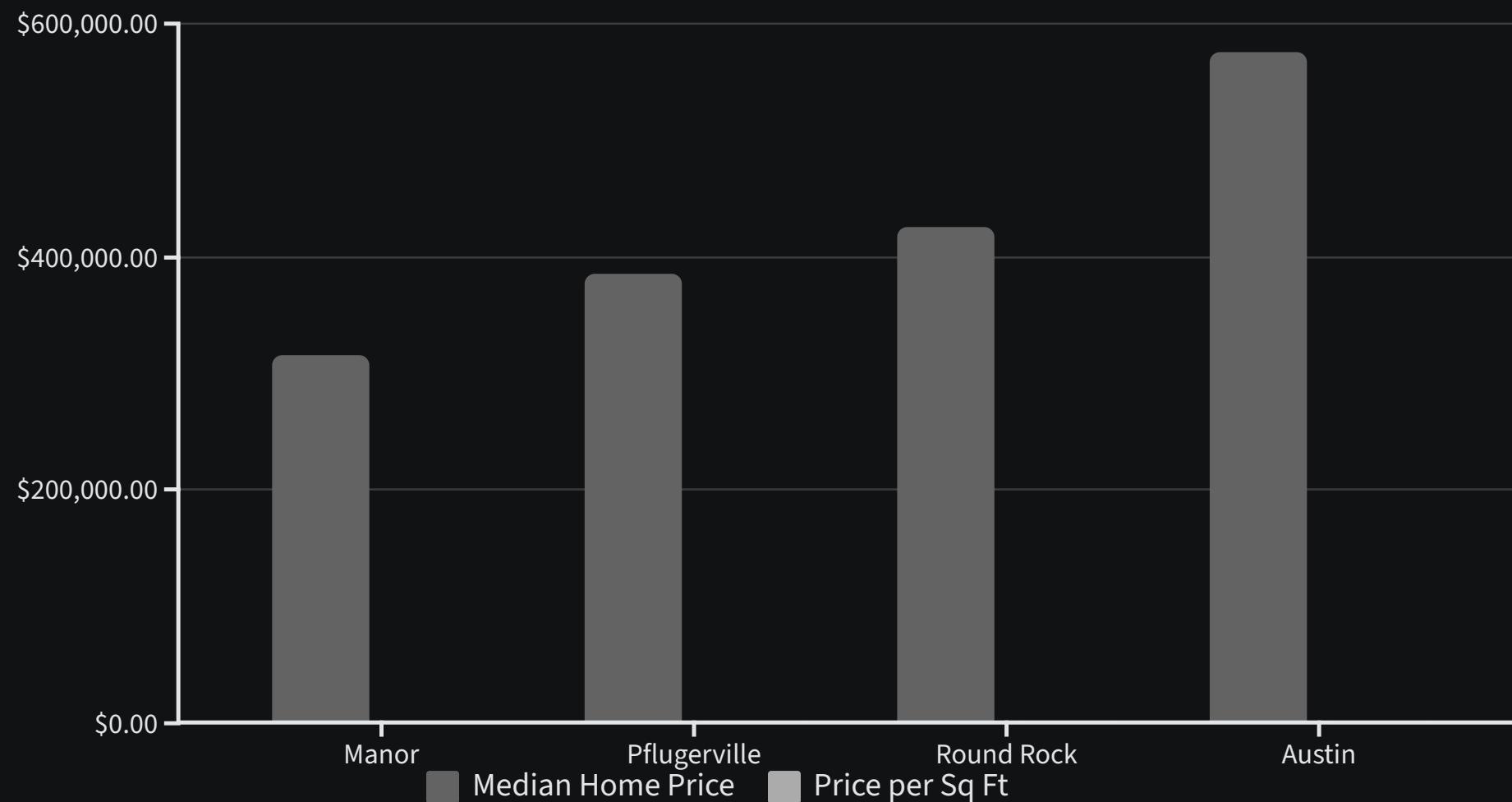
Avg Commute

Minutes to work

Housing Market Analysis: What to Expect

Manor's housing market offers exceptional value compared to Austin and other nearby cities. The median home price in Manor is approximately \$315,000, significantly lower than Austin's median of \$575,000. This affordability, combined with newer construction and growing amenities, makes Manor an attractive option for first-time homebuyers and families looking to maximize their investment.

The market features a healthy mix of single-family homes, townhomes, and some apartment complexes. New construction dominates the landscape, with modern floor plans, energy-efficient features, and contemporary designs. Average home sizes range from 1,600 to 2,400 square feet, with 3-4 bedrooms being most common.



Property taxes in Manor are approximately 2.1-2.3% of assessed value annually, which includes county, city, school district, and other local taxes. While Texas has no state income tax, property taxes fund essential services and excellent schools. Rental prices for a 2-3 bedroom home average \$1,600-\$2,200 per month, offering competitive rates for those not ready to purchase.

Education Excellence: Schools & Ratings

Manor Independent School District (MISD) serves the community with a strong commitment to educational excellence. The district operates 10 campuses serving approximately 9,500 students, with continued expansion planned to meet growing demand. MISD has invested heavily in facilities, technology, and teacher development, resulting in improving academic performance across all grade levels.



Elementary Schools

Manor has six elementary schools serving grades PK-5. Presidential Meadows Elementary and Bluebonnet Trail Elementary have earned recognition for academic achievement, with GreatSchools ratings of 6-7 out of 10. Average class sizes range from 18-22 students, providing personalized attention.



Middle Schools

Manor Middle School and Decker Middle School serve grades 6-8, with ratings of 5-6 on GreatSchools. Both schools offer advanced academics, athletics, fine arts, and extracurricular activities. The district emphasizes STEM education and college readiness preparation.



High Schools

Manor High School and Manor New Tech High School provide grades 9-12, with GreatSchools ratings of 6-7. The graduation rate exceeds 92%, and students have access to AP courses, dual credit programs, career and technical education, and competitive athletics in UIL 5A classification.

For families seeking private or charter options, several schools operate within a 15-minute drive, including faith-based institutions and specialized academies. Austin Community College's nearby campuses provide accessible higher education opportunities for residents pursuing associate degrees or workforce certifications.



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

Cost of Living Breakdown

Manor's cost of living index is approximately 97, slightly below the national average of 100, making it an affordable choice in the expensive Austin metro area. Housing costs are the primary driver of affordability, with utilities, groceries, and transportation aligning closely with national averages. Healthcare costs are slightly higher, reflecting Texas's urban healthcare market rates.

Housing

38% of budget

- Mortgage/rent payments
- Property taxes (2.1-2.3%)
- Homeowners insurance (\$1,800-\$2,400/year)
- HOA fees (\$300-\$800/year average)



Healthcare

10% of budget

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

Utilities

12% of budget

- Electricity (\$150-\$250/month, depending on season)
- Water/sewer (\$80-\$120/month)
- Internet/cable (\$80-\$150/month)

Food & Goods

22% of budget

- Groceries (\$600-\$850/month for family of 4)
- Dining out (\$300-\$500/month)
- Household supplies

Transportation

18% of budget

- Vehicle payments/insurance
- Fuel costs (\$200-\$300/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: Manor vs. Competing Cities

When choosing where to relocate in the Austin metro area, most homebuyers compare Manor with Pflugerville, Round Rock, Hutto, and East Austin. Each community offers distinct advantages, and understanding these differences helps you make the best choice for your family's needs and priorities. Manor stands out for affordability, newness, and growth potential, though it's still developing some amenities found in more established cities.

Factor	Manor	Pflugerville	Round Rock	Hutto	East Austin
Median Home Price	\$315,000	\$385,000	\$425,000	\$340,000	\$485,000
Property Tax Rate	2.1-2.3%	2.0-2.2%	2.0-2.1%	2.2-2.4%	1.9-2.1%
Commute to Downtown Austin	28 min	32 min	35 min	38 min	15 min
School District Rating	6-7/10	7-8/10	8-9/10	6-7/10	5-8/10 (varies)
Population	16,500	68,000	135,000	32,000	~90,000
Development Stage	Emerging	Established	Mature	Growing	Urban/Gentrifying

Manor's competitive advantage lies in its combination of affordability, proximity to Austin, and new infrastructure. While Pflugerville and Round Rock offer more established amenities and slightly higher-rated schools, their home prices are \$70,000-\$110,000 higher. Hutto provides similar affordability but is farther from Austin. East Austin offers urban living but at significantly higher prices with less space.

The Pros: Why People Choose Manor



Exceptional Affordability

Manor offers the best value in the Austin metro area, with median home prices \$100,000+ below Austin and significantly lower than Pflugerville and Round Rock. Your housing budget goes much farther, allowing for larger homes, newer construction, and more financial flexibility for other priorities.



New Construction & Modern Amenities

The majority of Manor's housing stock was built within the last 10-15 years, featuring modern floor plans, energy-efficient systems, smart home technology, and contemporary design. New neighborhoods include planned amenities like pools, playgrounds, and walking trails.



Strategic Location

Manor provides easy access to Austin via US Highway 290, State Highway 130, and future toll road expansions. Tesla's Gigafactory, Austin-Bergstrom International Airport, and major employment centers are within 20-30 minutes, offering convenience without urban congestion.



Growth & Investment Potential

As one of Texas's fastest-growing cities, Manor presents strong appreciation potential. Infrastructure improvements, commercial development, and population growth are driving property values upward, making early investment particularly attractive for long-term wealth building.



Family-Friendly Environment

Manor's demographic skews young families, creating a supportive community atmosphere. The school district is investing in facilities and programs, parks are expanding, and youth sports and activities are thriving. Low crime rates and neighborhood-oriented design enhance safety and community connection.



Small-Town Feel with Big-City Access

Manor maintains its historic downtown charm and community events while providing access to Austin's world-class dining, entertainment, culture, and employment. You get the best of both worlds: peaceful residential living with urban amenities nearby.

The Cons: Considerations Before Moving

Limited Local Amenities & Retail

Manor's commercial development is still catching up to residential growth. While basic services exist, residents often travel to Pflugerville, Round Rock, or Austin for major shopping, dining variety, entertainment, and specialized services. The city is actively recruiting retailers and restaurants, but development takes time.

Commute Times During Peak Hours

While the average commute is 28 minutes, rush hour traffic on US-290 can extend travel times to 45-60 minutes toward Austin. The highway experiences congestion, and public transportation options are extremely limited. Most households need at least one vehicle per working adult.

Growing Pains & Infrastructure Lag

Rapid growth has stressed some infrastructure elements. Road construction is ongoing, schools are adding capacity, and some neighborhoods experience temporary service challenges. While these issues are being addressed, the growing period can involve inconveniences like construction delays and crowded facilities.

School District Still Developing

Manor ISD is improving but doesn't yet match the academic reputations of Round Rock ISD or Eanes ISD. While ratings are solid (6-7 out of 10), families prioritizing top-tier schools may prefer more established districts. However, MISD's trajectory is positive with significant district investment.

Limited Public Transportation

Manor has minimal public transit infrastructure compared to Austin. Capital Metro provides limited bus service, and there's no rail access. Residents must rely on personal vehicles for nearly all transportation needs, increasing household costs and environmental impact.

Fewer Entertainment & Cultural Options

Manor lacks the diverse entertainment, nightlife, arts scene, and cultural institutions found in Austin or even larger suburbs. While community events occur, residents seeking concerts, theater, museums, and diverse dining must travel. This may not suit those prioritizing urban cultural amenities.

Lifestyle & Community: What to Expect

Recreation & Parks

Manor offers several community parks including Manor City Park, which features playgrounds, sports fields, picnic areas, and walking trails. The city is expanding its parks system with new facilities planned. Residents also enjoy easy access to nearby recreational areas including McKinney Falls State Park, Lake Pflugerville, and numerous Austin parks and outdoor spaces.

Youth sports leagues, community events, and seasonal festivals create engagement opportunities. The annual Manor Fest celebration brings the community together with music, food, and activities celebrating the city's heritage and future.

Dining & Shopping

Local dining includes Texas barbecue, Mexican restaurants, fast-casual chains, and a growing selection of independent eateries. Historic downtown Manor features local shops and eateries with character. For extensive shopping, residents typically visit The Domain, Round Rock Premium Outlets, or Austin shopping districts 20-30 minutes away.

Major grocery chains like H-E-B, Walmart, and Target serve the area, and commercial development along US-290 continues expanding retail options. The city's growth plan includes attracting more diverse dining and entertainment venues.

Climate & Weather

Manor 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

Manor maintains relatively low crime rates compared to urban areas, with property crime and violent crime below Texas state averages. The Manor Police Department provides responsive community policing, and neighborhood watch programs are active in many subdivisions. As with any growing community, residents should practice standard safety precautions, but Manor generally offers a secure environment for families.

Your Next Steps: Making Manor Home

01

Research & Explore

Visit Manor multiple times at different times of day. Drive potential commute routes during rush hour. Tour neighborhoods, visit schools, and explore local amenities. Attend community events to meet residents and get a genuine feel for daily life.

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 Manor fits your financial picture.

03

Choose Your Neighborhood

Research Manor's various subdivisions and master-planned communities. Consider proximity to schools, commute routes, amenities, and future development plans. Each neighborhood has distinct character, HOA requirements, and price points—find the best match for your lifestyle.

04

Work with Local Experts

Partner with real estate professionals who know Manor intimately. True North Group specializes in the Manor market and can provide insider knowledge, market trends, and guidance throughout your home search and purchase process. Local expertise makes all the difference.

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 Manor 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 Manor homebuyers
- **City Resources:** ManorTX.gov provides city services, development updates, and community information
- **School District:** ManorISD.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 Manor, 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 Manor? Contact True North Group today to begin your journey home.