



Your Complete Guide to Moving to Liberty Hill, TX

Welcome to your comprehensive relocation guide for Liberty Hill, Texas—a rapidly growing community that's become one of Central Texas's most exciting 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 Liberty Hill real estate market.

Liberty Hill at a Glance: Key Statistics & Demographics

Population & Growth

Liberty Hill has experienced explosive growth, with a current population of approximately 6,700 residents as of 2023, reaching an estimated 10,428 by 2024. The city has grown by over 710% since 2000, growing faster than 100% of similarly sized cities, reflecting its strong appeal to families, young professionals, and those seeking quality living near Austin with small-town charm.

The median age is 30.7 years, indicating a dynamic, young community. About 61.8% of residents are homeowners, demonstrating strong investment in the community and neighborhood stability despite the rapid growth.

10.4K

Population

As of 2024

710%

Growth Rate

Since 2000

Income & Employment

The median household income in Liberty Hill is approximately \$111,000, reflecting the community's economic vitality and appeal to successful professionals. The average commute time is 36.4 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 Liberty Hill residents, while the city maintains its small-town character.

\$111K

Median Income

Household annual

36

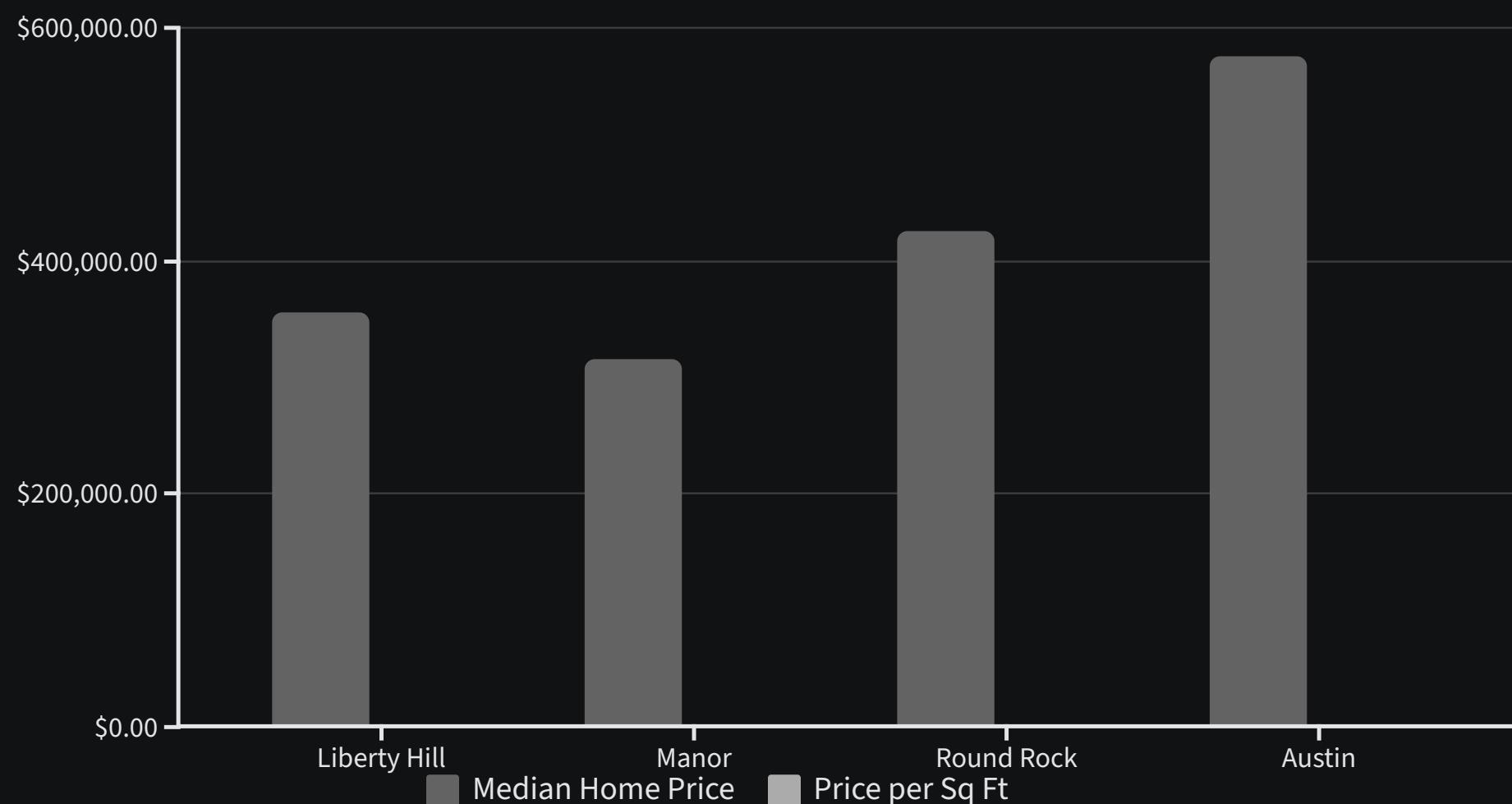
Avg Commute

Minutes to work

Housing Market Analysis: What to Expect

Liberty Hill's housing market offers strong value in the Austin metropolitan area with a median property value of \$350,500, representing a 10.2% increase from the previous year. Recent data shows home prices were up 13.0% compared to last year, selling for a median price of \$356K. This rapidly appreciating market provides excellent growth potential for both first-time homebuyers and investors.

The market features predominantly newer construction, with a median build year of 2014 and 57.3% of homes built between 2010-2019. The market is not very competitive with homes selling in about 92 days, with most selling for about 2% below list price. The community offers both newer subdivisions and established neighborhoods with character.



Property taxes in Liberty Hill 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 average \$1,491 per month, reflecting the community's desirability and rapid growth.

Education Excellence: Schools & Ratings

Liberty Hill Independent School District (LHISD) serves the community with a commitment to educational excellence. The district operates schools serving approximately 8,829 students, with a student-teacher ratio of 18 to 1. According to state test scores, 47% of students are at least proficient in math and 62% in reading. The district is highly ranked, coming in at 112 out of 961 school districts in the state and earning a 4-out-of-5-star rating from SchoolDigger.



Elementary Schools

Liberty Hill has 5 elementary schools serving the district. Schools are performing above average compared to public and charter schools in Texas with the same grade levels. The schools emphasize foundational learning with strong community support and parent engagement programs.



Middle Schools

The district operates 2 middle schools serving grades 6-8. These schools offer Gifted & Talented programs. The district emphasizes STEM education and college readiness preparation with comprehensive extracurricular activities.



High Schools

Liberty Hill has 1 main high school serving grades 9-12. The AP participation rate at Liberty Hill High School is 37%. The district has strong athletics, with state championships in football (2006, 2007) and soccer (2025).

For families seeking private or charter options, several schools operate within the city and surrounding areas, including faith-based institutions and specialized academies. Nearby higher education institutions include Southwestern University, Concordia University Texas, Temple College, and Austin Community College: San Gabriel Campus.



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

Cost of Living Breakdown

Liberty Hill's cost of living is 11% lower than the national average, making it an affordable choice in the Austin metro area while offering rapid growth and development. Housing expenses are 18% lower than the national average, groceries are 7% lower, and healthcare is 11% lower than the national average.

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: Liberty Hill vs. Competing Cities

When choosing where to relocate in the Austin metro area, most homebuyers compare Liberty Hill with Georgetown, Cedar Park, Round Rock, Leander, 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. Liberty Hill stands out for its rapid growth, small-town character, and excellent value proposition for buyers seeking a growing community with strong appreciation potential.

Factor	Liberty Hill	Georgetown	Round Rock	Cedar Park	Leander
Median Home Price	\$356,000	\$385,000	\$425,000	\$465,000	\$395,000
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	36 min	35 min	35 min	40 min	38 min
School District Rating	7-8/10	8-9/10	8-9/10	8-9/10	7-8/10
Population	10,400	75,000	135,000	85,000	65,000
Development Stage	Rapidly Growing	Established	Mature	Established	Growing

Liberty Hill's competitive advantage lies in its combination of affordability, rapid growth potential, and small-town character with proximity to Austin. While other cities offer more established amenities or higher-rated schools, they come with significantly higher price points. Liberty Hill provides the best value for buyers seeking growth potential and community character.

The Pros: Why People Choose Liberty Hill



Exceptional Value & Growth Potential

Liberty Hill offers outstanding value in the Austin metro area, with home prices significantly below comparable communities while experiencing rapid appreciation. Growing 710% since 2000 and faster than 100% of similarly sized cities, your investment has excellent growth potential.



Historic Downtown & Small-Town Character

A stroll through downtown Liberty Hill is a walk through history, with historic stone buildings blending with new neighborhood restaurants and boutique shops, creating a small town with a big heart. From one-of-a-kind shops and delicious local eats to art trails, parks, and spas, Liberty Hill invites you to slow down, explore, and stay awhile.



Strategic Austin Area Location

Liberty Hill is 15 miles west of Georgetown and 33 miles northwest of Austin. The city is within 40 miles of some of the best Texas Hill Country attractions, providing easy access to both urban amenities and natural beauty.



Explosive Growth & Future Potential

Liberty Hill is one of the fastest-growing cities in Texas, with population increasing by 277% from 2010 to 2020, mostly due to significant development including large master-planned communities and increased amenities. This growth trajectory indicates strong future potential.



Family-Friendly Growing Community

Liberty Hill is a very good place to live for families as it has highly rated schools that offer a wide range of extracurricular activities and one of the lowest crime rates in the country. The community is diverse and very family and pet friendly where neighbors look out for one another.



Unique Arts & Culture Scene

The International Sculpture Park is located at Liberty Hill High School and is the only sculpture park of its kind in the world. A group of artists from around the world came to Liberty Hill in 1976 and created unique sculptures that are now on display. These works are cataloged in the Smithsonian Institute Research Information System (SIRIS).

The Cons: Considerations Before Moving

Rapid Growth Management Challenges

The town is experiencing tension between wanting to remain a quiet small town and becoming a boomtown that wants to grow and diversify. This rapid development can mean construction activity, infrastructure strain, and changing neighborhood character as new subdivisions are built.

Limited Current Amenities vs. Growth

While it's beautiful and a nice escape from urban areas, there isn't much to do in Liberty Hill currently. The community is growing rapidly but amenities are still catching up to population growth, meaning fewer dining, shopping, and entertainment options compared to more established cities.

Longer Commute Times

The average commute time is 36.4 minutes, longer than some closer-in communities. Traffic congestion is increasing with growth, and limited public transportation options mean residents rely primarily on personal vehicles, increasing household transportation costs.

Growing Pains & Infrastructure

As one of Texas's fastest-growing communities, Liberty Hill faces infrastructure challenges including school capacity, road construction, and utility expansion. The rapid pace of change can be stressful for those preferring more established, stable environments.

Limited Diversity in Current Community

The district lacks diversity, and communication throughout their staff and students and financial struggles. The rapid growth is bringing more diversity, but the community is still developing its multicultural character compared to more established Austin-area cities.

Market Volatility in Rapid Growth Areas

The market is not very competitive with homes selling in about 92 days, which can mean more price volatility. Buyers in rapidly growing areas may face more market uncertainty compared to established communities with stable appreciation patterns.

Lifestyle & Community: What to Expect

Recreation & Parks

Liberty Hill Park and Recreation has two parks. The Lion's Foundation Park has a picnic area, a hiking trail, two Little League Softball fields, a concession stand, and a stage area. City Park offers four soccer fields, a football field, two basketball courts, a pavilion, and a playscape.

Veterans Memorial Park, Wetzel Park Splash Pad, Liberty Hill City Park & Swim Center, and River Ranch County Park offer trails, picnic spots, and Texas Hill Country views. For outdoor lovers, Liberty Hill has many recreational activities, including hiking, biking, fishing, and hunting.

Climate & Weather

Cool summer breezes help bring relief from the Texas scorching heat. Rainfall in Liberty Hill averages 35 to 40 inches per year and is most common in spring and fall, with the US average being 38 inches per year. Liberty Hill gets very little snow averaging 1 inch per year, with an average of 228 sunny days per year. The climate supports year-round outdoor activities.

Safety & Crime

Liberty Hill has one of the lowest crime rates in the country. The poverty rate stands at 8.59%, indicating a stable, secure community. The rapid growth is bringing enhanced emergency services and community policing to maintain safety standards as the population expands.

Dining & Shopping

The best restaurants in Liberty Hill, Texas, embrace diversity to offer a fabulous dining experience. From Texas BBQ to cozy cafes including Agape BBQ, Angela Ronzoni's Pizzeria, Perky Beans Coffee & PB Café, Michelle's Patisserie, Dahlia Café, and Thirsty Penguin.

Visit Gasoline Alley and the Historic Hickman Home featuring Ash & Crown boutique, along with many other artisans, artists & boutiques. You'll also find convenient local shopping at Main Street Marketplace, The Blue Door Gift Store and Boutique, and Winkley's Liberty Hill.

Your Next Steps: Making Liberty Hill Home

01

Research & Explore

Visit Liberty Hill multiple times at different times of day. Drive potential commute routes during rush hour. Explore Downtown Liberty Hill with its plethora of opportunities for memorable events, food, parks, and shopping. Experience the International Sculpture Park 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 in this rapidly appreciating market. Factor in commute costs, utility estimates, and lifestyle expenses to ensure Liberty Hill fits your financial picture.

03

Choose Your Neighborhood

Liberty Hill has several upscale neighborhoods being built around downtown. Consider proximity to schools, commute routes, amenities, and whether you prefer newer development or established areas. Newer developments offer modern amenities while downtown areas provide historic character.

04

Work with Local Experts

Partner with real estate professionals who know Liberty Hill's rapidly changing market intimately. True North Group specializes in growing Austin-area markets 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 this friendly, neighborly community.



Important Resources for Your Research:

- **School Information:** GreatSchools.org provides ratings, reviews, and detailed data for all Liberty Hill 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 Liberty Hill homebuyers
- **City Resources:** LibertyHillTX.gov provides city services, development updates, and community information
- **Community Events:** ExperienceLHTX.com offers information about local attractions, events, and amenities

This comprehensive relocation guide is provided courtesy of True North Group—your trusted partner in navigating the Liberty Hill, 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 rapidly growing community.

Ready to explore Liberty Hill? Contact True North Group today to begin your journey home.

www.TrueNorthGroupTX.com

