



WELCOME TO Your Complete Guide to Moving to Buda, TX

Welcome to your comprehensive relocation guide for Buda, 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 Buda real estate market.

Buda at a Glance: Key Statistics & Demographics

Population & Growth

Buda has experienced remarkable growth, with a current population of approximately 16,030 residents as of 2024. Having grown 39 percent since 2010, Buda is the fastest growing Texas city with a population greater than 10,000. The community offers a very new look and feel, with 85.74% of Buda's housing built since 2000.

About 73.6% of residents are homeowners, demonstrating strong investment in the community and neighborhood stability. The median household income is \$111,179, and Buda has more people living here who work in computers and math than 95% of the places in the US.

16.0K

Population

As of 2024

39%

Growth Rate

Since 2010

Income & Employment

The median household income in Buda is approximately \$111,179, significantly higher than many surrounding communities. The average commute time is 30.9 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 Buda residents.

\$111K

Median Income

Household annual

31

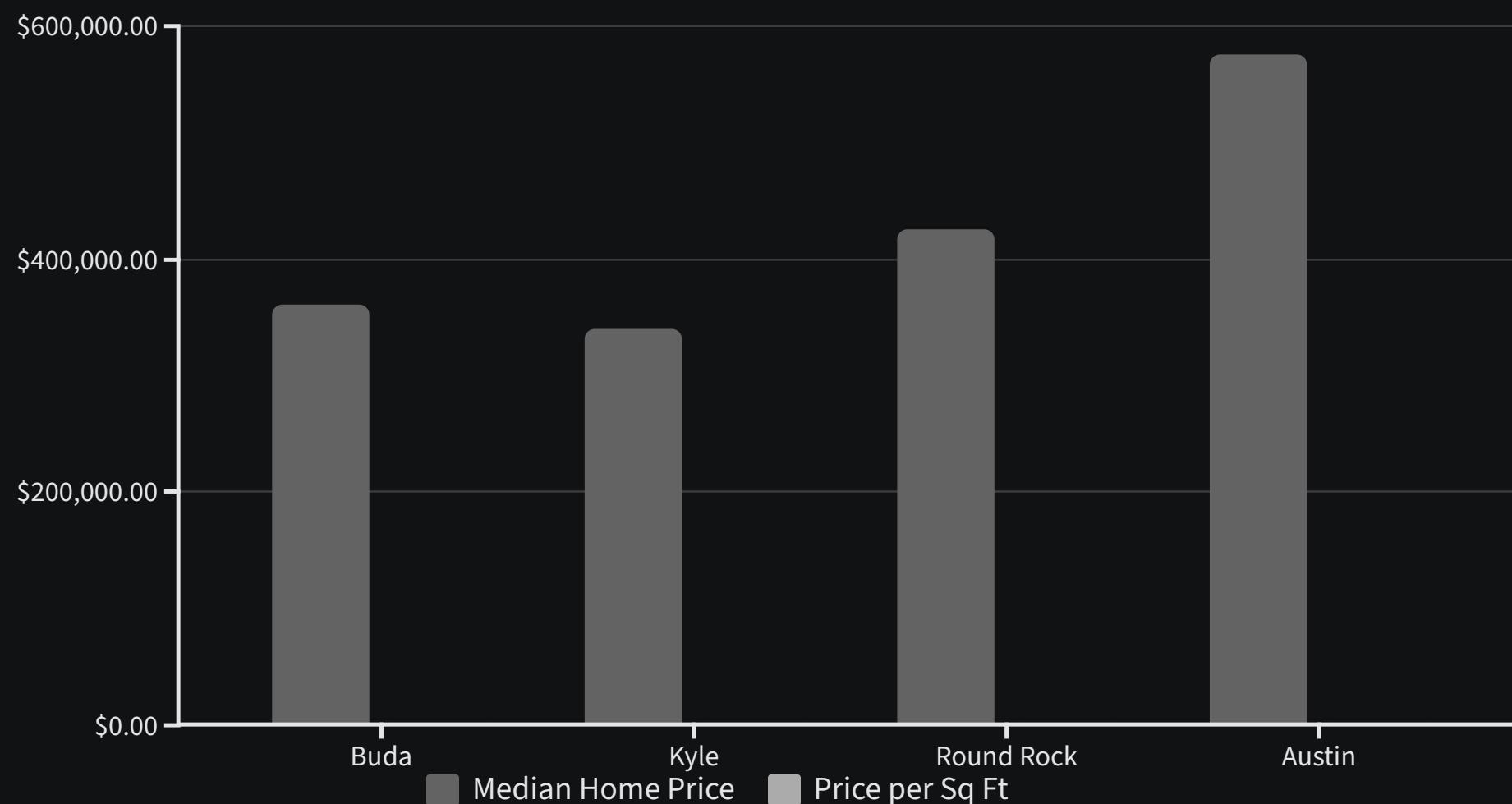
Avg Commute

Minutes to work

Housing Market Analysis: What to Expect

Buda's housing market offers strong value in the Austin metropolitan area with established neighborhoods and amenities. The median home price in Buda is approximately \$361,131 as of October 2024, down 4% from last year. With a median cost of homes of \$537,816 according to some estimates, Buda real estate is some of the most expensive in Texas, although home values aren't among America's most expensive. Single-family detached homes are the single most common housing type in Buda, accounting for 83.87% of the city's housing units.

The market features a healthy mix of housing options, with 85.74% of Buda's housing built since 2000, making the city have a very new look and feel. If you like the amenities of newer homes and subdivisions, then you will probably like what the Buda real estate market has to offer. Owner-occupied, three and four bedroom dwellings, primarily in single-family detached homes are the most prevalent type of housing you will see in Buda.



Property taxes in Buda 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 housing average \$1,785 per month for median gross rent, reflecting the community's desirability and quality amenities.

Education Excellence: Schools & Ratings

Hays Consolidated Independent School District (Hays CISD) serves the community with a strong commitment to educational excellence. The district operates schools serving approximately 22,297 students across the greater area. While the district as a whole is ranked 480 out of 961 school districts in Texas and has a 3-star rating, several standout schools within the district demonstrate exceptional academic performance.



Elementary Schools

Buda Elementary is a public school located in Buda, TX, in a large suburb setting. The student population is 604 and the school serves PK-5. At Buda Elementary, 50% of students scored at or above the proficient level for math, and 62% scored at or above that level for reading. The school's minority student enrollment is 67%.



Middle Schools

The district operates several middle schools serving grades 6-8, with Niche ratings of A-minus overall. These schools offer advanced academics, athletics, fine arts, and extensive extracurricular activities. The district emphasizes STEM education and college readiness preparation.



High Schools

Jack C Hays High School is a public school in Buda, TX, offering AP courses, Project Lead The Way curriculum, and a Gifted & Talented program. It is one of 5 high schools in Hays Consolidated Independent School District and is performing average compared to public and charter schools in Texas. 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 Hays CISD website (hayscisd.net) provides calendars, enrollment information, and boundary maps to help you identify your neighborhood schools.

Cost of Living Breakdown

Buda's cost of living is competitive in the Austin metro area while offering established amenities and new construction. 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: Buda vs. Competing Cities

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

Factor	Buda	Kyle	Round Rock	Cedar Park	North Austin
Median Home Price	\$361,000	\$340,000	\$425,000	\$465,000	\$425,000
Property Tax Rate	2.0-2.2%	2.0-2.2%	2.0-2.1%	1.8-2.0%	1.9-2.1%
Commute to Downtown Austin	31 min	25 min	35 min	40 min	20 min
School District Rating	6-7/10	6-7/10	8-9/10	8-9/10	5-8/10 (varies)
Population	16,030	45,000	135,000	85,000	~120,000
Development Stage	Rapidly Growing	Established	Mature	Established	Urban/Mature

Buda's competitive advantage lies in its combination of rapid growth, newer housing stock, and excellent location. While Round Rock and Cedar Park offer higher-rated schools, their home prices are \$64,000-\$104,000 higher. Kyle provides similar amenities at slightly lower prices but with less dramatic growth. North Austin offers urban living but at higher prices with less space and family amenities.

The Pros: Why People Choose Buda



Strong Value Proposition

Buda offers excellent value in the Austin metro area, with home prices competitive with the region while providing access to newer neighborhoods, modern amenities, and strong appreciation potential in a rapidly growing community.



Modern Development & Amenities

With 85.74% of housing built since 2000, Buda offers modern amenities and newer home construction. If you like the amenities of newer homes and subdivisions, then you will probably like what the Buda real estate market has

