



# Your Complete Guide to Moving to Leander, TX

Welcome to your comprehensive relocation guide for Leander, Texas—a thriving suburban community just 20 miles northwest of downtown Austin. This guide provides everything you need to make an informed decision about your move, featuring current data, market comparisons, and essential insights. Based on the latest 2024 data, the current population of Leander is 87,511. Leander has grown over 1,052% since 2000, making it one of the fastest-growing cities in the United States between 2018 and 2019 and one of Central Texas's most dynamic and sought-after destinations.

# Leander at a Glance: Key Statistics & Demographics

## Population & Growth

Leander has a population of 87,511 (96% urban, 4% rural), with a population change since 2000 of +1,052.1%. The median age distribution shows 33.5% under 18, 7.6% from 18 to 24, 38.6% from 25 to 44, 15.7% from 45 to 64, and 4.6% who were 65 or older, creating a family-oriented community anchored by Leander Independent School District serving 42,588 students with a dynamic blend of young families, professionals, and established residents.

## Income & Employment

In 2023, the median household income of Leander households was \$140,180. The city is strategically located approximately 20 miles from downtown Austin, with the northern terminus for the Capital MetroRail Red Line located at Leander Station, providing excellent access to Austin's employment centers.

Many residents work in technology, healthcare, government, education, and professional services, with easy access to Austin's major employment hubs. The city offers a low cost of living, standing at 4.7% below the national average, an acclaimed school system, and advantageous access to Highway 183A and a commuter rail service—providing two of the least congested routes into the heart of Austin.

87.5K

Population

As of 2024

1052%

Growth Rate

Since 2000

\$140K

Median Income

Household annual

4.0%

Poverty Rate

Well below national average



# Housing Market Analysis: What to Expect in Leander

Leander's housing market is as dynamic as its growing population. Currently, the median sale price for a home in Leander stands at approximately **\$398,000**. This figure reflects the strong demand in the area, driven by its excellent schools, family-friendly atmosphere, and convenient access to Austin's major employment hubs.

## Market Trends and Conditions

The Leander market is experiencing steady growth, making it a competitive environment for buyers. While inventory has seen some fluctuations, demand remains high, often leading to multiple offers and quick sales for well-priced homes. Interest rates, while variable, continue to influence purchasing power, and staying informed on current mortgage rates is key for prospective buyers. The market generally favors sellers, but strategic buyers can find opportunities with careful planning and a responsive approach.

## Diverse Housing Options

Leander offers a wide array of housing options to suit various preferences and budgets. The market is predominantly comprised of **single-family homes**, ranging from established residences with mature landscaping to brand-new constructions in master-planned communities. You'll also find a selection of modern **townhomes** and occasional **condominiums**, particularly closer to transit options and commercial centers, offering lower-maintenance living. The architectural styles vary, reflecting both traditional Texan aesthetics and contemporary designs.

## Neighborhood Variety and Price Points

The city boasts diverse neighborhoods, each offering a unique lifestyle and price point. From more affordable, starter-home communities to luxurious estates with expansive lots and premium amenities, there's something for everyone. Areas closer to downtown Leander or the MetroRail station might offer higher density and quicker access to amenities, while communities further out may provide larger homes and more spacious lots. Buyers should research specific neighborhoods to find one that aligns with their desired lifestyle and budget.

## Understanding Homeownership Costs

Beyond the sale price, potential homeowners in Leander should factor in additional costs. **Property taxes** are an important consideration in Texas and can significantly impact your monthly housing expenses. Leander's property tax rates vary depending on the specific taxing entities (county, city, school district) but are generally competitive within the greater Austin metropolitan area. Other homeownership costs include homeowner's insurance, potential HOA fees (especially in planned communities), and general maintenance and utility expenses. It is advisable to consult with a local real estate agent and a financial advisor to get a comprehensive understanding of all associated costs.

## Market Competitiveness: What Buyers Should Know

Given the strong demand, buyers entering the Leander market should be prepared. This means having your finances in order, including pre-approval for a mortgage, and being ready to act swiftly when the right home appears. Working with an experienced local real estate agent is crucial for navigating competitive bidding situations, understanding local market nuances, and effectively negotiating terms to secure your ideal home in Leander's thriving market.

# Education & Schools in Leander

Leander's commitment to education is evident in its highly-regarded school system and proximity to diverse higher education opportunities. For families considering a move to Leander, understanding the educational landscape is a key factor.

## Leander Independent School District (LISD)

At the heart of Leander's public education is the Leander Independent School District (LISD), a rapidly growing district known for its strong academic programs and innovative approaches. LISD proudly serves a significant student population, currently educating approximately **42,588 students** across its numerous campuses. The district is dedicated to fostering an environment where every student can achieve their full potential.

LISD schools consistently receive positive ratings, often excelling in state accountability measures and boasting high graduation rates. They offer a comprehensive curriculum, including advanced placement (AP) courses, dual credit programs, and a wide array of extracurricular activities in arts, athletics, and academic competitions. Several schools within the district are recognized for specific programs, such as robust STEM initiatives, award-winning fine arts departments, and specialized academies designed to prepare students for college and career success.

## Private and Charter School Options

Beyond the public school system, Leander and its surrounding areas provide various private and charter school options for families seeking alternative educational environments. These schools often feature smaller class sizes, specialized curricula, or faith-based instruction. Prospective residents are encouraged to research these institutions to find a fit that aligns with their specific educational philosophies and student needs.

## Access to Higher Education

While Leander itself is primarily focused on K-12 education, its strategic location offers excellent access to world-class higher education institutions. Leander is just a short drive from Austin, home to the prestigious University of Texas at Austin, as well as several other prominent colleges and universities such as St. Edward's University, Huston-Tillotson University, and Austin Community College. This proximity provides Leander residents with unparalleled opportunities for undergraduate and graduate studies, continuing education, and cultural enrichment.