



# Your Complete Guide to Moving to Cedar Park, TX

Welcome to your comprehensive relocation guide for Cedar Park, Texas—a thriving suburb just 16 miles northwest of Austin's vibrant downtown. 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 2025 data, the current population of Cedar Park is 78,701. Cedar Park has grown 196.7% since 2000, growing faster than 94% of similarly sized cities, making it one of Central Texas's most dynamic and sought-after destinations.

# Cedar Park at a Glance: Key Statistics & Demographics

## Population & Growth

Cedar Park has a population of 78,701 (100% urban, 0% rural), with a population change since 2000 of +200.9%. The median age is 37.5 years, creating a mature, family-oriented community that balances youthful energy with established professionals and growing families.

## Income & Employment

In 2023, the median household income of Cedar Park households was \$123,972. The city is located approximately 16 miles (26 km) northwest of the center of Austin, providing excellent access to major employment centers in Austin and the greater Central Texas region.

Many residents work in technology, healthcare, education, government, and professional services, with easy commuting access to Austin's tech corridor and major employers. The Texas unemployment rate registered at 4.1 percent, with strong employment opportunities driven by the region's economic growth and proximity to Austin's diverse job market.

**79K**

**Population**

As of 2025

**201%**

**Growth Rate**

Since 2000

**\$124K**

**Median Income**

Household annual

**4.1%**

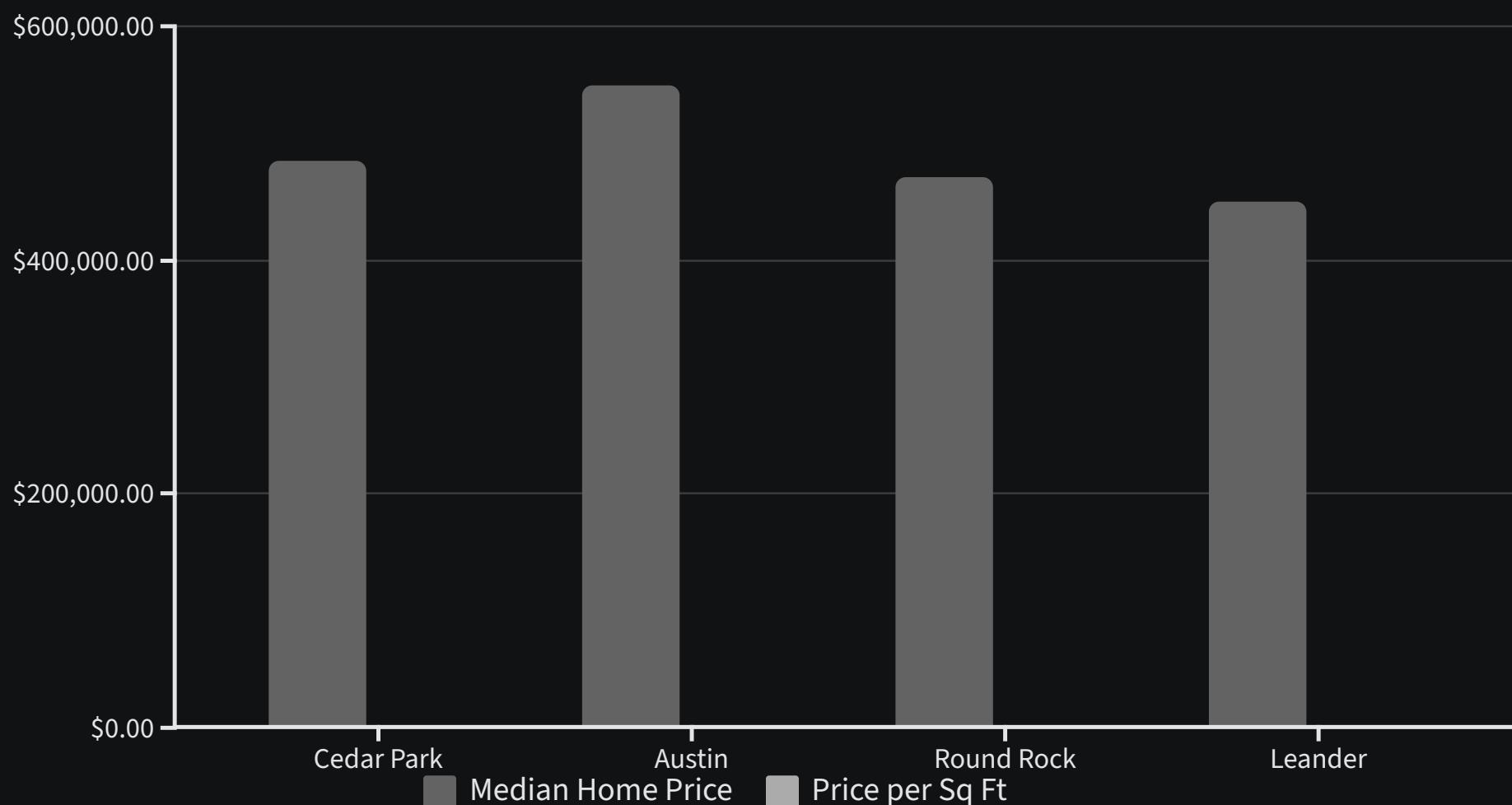
**Unemployment**

Texas state rate

# Housing Market Analysis: What to Expect

In October 2025, Cedar Park home prices were down 11.0% compared to last year, selling for a median price of \$485K. The typical home value of homes in Cedar Park TX is \$515,501. On average, homes in Cedar Park sell after 84 days on the market compared to 61 days last year.

As of May 2025, the Cedar Park housing market is transitioning toward a more balanced or even buyer-favored environment. These conditions suggest reduced competition and more negotiating room for buyers. Cedar Park's median sale price is 4% higher than the national average, creating opportunities for qualified buyers while maintaining strong property values compared to other Austin suburbs.



The homeownership rate in Cedar Park, TX is 67.3%, which is higher than the national average of 65%. Housing development has been concentrated in recent decades to accommodate rapid growth, with new construction continuing to meet demand from Austin-area professionals and growing families. Texas has no state income tax, which means if you work in Texas, your paycheck will be free of taxes other than the federal income taxes, providing additional financial benefits for residents.

# Education Excellence: Schools & Universities

Families and businesses in Cedar Park benefit from access to one of the top-rated school districts in Texas. According to the 2025 Niche rankings, Leander Independent School District (LISD) earned an A+ overall grade and was ranked the #2 Best School District in the Austin Area. Leander Independent School District covers a total of 200 square miles (520 km<sup>2</sup>) in Leander, Cedar Park, Georgetown, Jonestown, Round Rock in Williamson County and northwest Austin in Travis County.



## Elementary Schools

The city of Cedar Park, Texas is home to 18 schools, including 12 elementary schools. The schools in this area are overseen by the Leander Independent School District, which is ranked 199 out of 961 districts in Texas and has a 4-star rating. Among the standout schools in Cedar Park are Basis Cedar Park Pri and Basis Cedar Park, public charter schools that consistently rank among the top elementary schools in the state. Deer Creek Elementary is another high-performing public school, with exceptional reading and math scores.



## Middle Schools

Cedar Park has 4 middle schools overseen by the Leander Independent School District. The district's middle schools offer comprehensive programs including athletics, fine arts, STEM programs, and academic competitions to prepare students for high school success and college readiness.



## High School & Higher Education

The two high schools, Vista Ridge High School and Cedar Park High School, both have impressive 4-year graduation rates of 96.9% and low dropout rates of 0.4%. The average SAT score at Cedar Park High School was 1122 for 2022-2023 graduates. The average ACT score was 23.3. The city is home to the Cypress Creek campus of Austin Community College, which was significantly expanded in 2008 to accommodate the area's growing population.

Leander ISD was also named #2 in Texas for "Districts with the Best Teachers" and #3 for "Best Places to Teach", reinforcing the district's commitment to academic excellence, outstanding educators, and a strong community culture. Nationally, LISD is among the top-ranked districts for teacher quality and workplace satisfaction. Students also have access to dual enrollment opportunities at Austin Community College and proximity to the University of Texas at Austin.

- ☐ **Resources for School Research:** Visit GreatSchools.org and the Texas Education Agency website for detailed school ratings, test scores, and enrollment information. District websites provide calendars, boundary maps, and program details to help families identify the best educational fit.

# Cost of Living Breakdown

Based on the most recent report, the cost of living in Cedar Park stands at 117, making it 17% higher than the national average. However, Cedar Park is 6% less expensive than the national average and 4% more expensive to live in than the average city in Texas, depending on the calculation method. In Cedar Park, 4.8% of residents have an income below the poverty line, and the child poverty rate is 5.4%. On a per-household basis, 3.9% of families are below the poverty line in Cedar Park. This relative affordability attracts families, professionals, and retirees seeking high quality of life while maintaining reasonable living expenses within easy commuting distance of Austin.

## Housing

40% of budget

- Rent/mortgage payments
- Property rental: \$1,272 average rent
- Property taxes (competitive rates)
- Utilities and maintenance

## Healthcare

8% of budget

- Insurance premiums
- Co-pays and prescriptions
- Access to Austin-area medical facilities



## Utilities

12% of budget

- Electricity (\$120-\$200/month, seasonal)
- Water/sewer (\$65-\$95/month)
- Internet/cable (\$70-\$120/month)

## Food & Goods

25% of budget

- Grocery costs 8.7% below average
- Groceries (\$500-\$750/month for family of 4)
- Dining out (\$250-\$400/month)

## Transportation

15% of budget

- Vehicle payments/insurance
- Fuel costs (\$120-\$190/month)
- Average commute time of 26 minutes



**Tax Resources:** Use SmartAsset's 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 reduces overall tax burden compared to other states.

# Comparative Market Analysis: Cedar Park vs. Competing Cities

When choosing where to relocate in Central Texas, most homebuyers compare Cedar Park with Austin, Round Rock, Leander, and other regional communities. Each offers distinct advantages, and understanding these differences helps you make the best choice for your lifestyle and financial goals. Cedar Park stands out for its excellent schools, family-friendly atmosphere, strategic location, and balance of suburban amenities with Austin accessibility.

| Factor             | Cedar Park         | Austin             | Round Rock         | Leander            | Georgetown         |
|--------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Median Home Price  | \$485,000          | \$550,000          | \$470,000          | \$450,000          | \$425,000          |
| Unemployment Rate  | 4.1%               | 3.8%               | 4.0%               | 4.2%               | 4.1%               |
| Population         | 78,701             | 975,000            | 135,000            | 65,000             | 85,000             |
| Distance to Austin | 16 miles           | 0 miles            | 20 miles           | 25 miles           | 30 miles           |
| Cost of Living     | Above National Avg | Above National Avg | Above National Avg | Below National Avg | Below National Avg |
| Development Stage  | Established Suburb | Major City         | Established Suburb | Growing            | Historic           |

Cedar Park's competitive advantage lies in its combination of excellent schools, established neighborhoods, family-friendly amenities, proximity to Austin without urban congestion, and strong community infrastructure. While Austin offers more amenities and employment opportunities, it comes with higher costs, traffic challenges, and urban density that many families prefer to avoid by living in Cedar Park.

# The Pros: Why People Choose Cedar Park



## Outstanding Growth & Educational Excellence

Aterio data team has developed an AI enhanced model that helps organizations understand the forecasted growth of population in Cedar Park, TX for years 2025 through 2035. Leander Independent School District (LISD) earned an A+ overall grade and was ranked the #2 Best School District in the Austin Area. Leander ISD was also named #2 in Texas for "Districts with the Best Teachers". This combination of growth and educational excellence creates opportunities for families and a highly educated workforce.



## Strategic Location & Connectivity

Cedar Park is a city and a suburb of Austin in the U.S. state of Texas, approximately 16 miles (26 km) northwest of the center of Austin. Austin-Bergstrom International Airport is approximately 25 miles away. The city provides excellent access to major employment centers via Highway 183, MoPac (Loop 1), and Highway 45, providing connectivity while maintaining distinct suburban identity.



## Recreation & Quality of Life

The H-E-B Center at Cedar Park (formerly known as Cedar Park Center) is a multi-purpose indoor arena that was completed in 2009 and hosts a wide array of live entertainment events. Cedar Park offers numerous parks, trails, family-friendly amenities, and recreational facilities. The community provides excellent recreational facilities, cultural events, shopping centers, and outdoor activities for residents of all ages, combining suburban comfort with easy access to Austin's entertainment and cultural offerings.