



# Your Complete Guide to Moving to Lakeway, TX

Welcome to your comprehensive relocation guide for Lakeway, Texas—a prestigious lakeside community located 16 miles west 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 Lakeway is 19,130. Between 2022 and 2023 the population of Lakeway, TX grew from 18,835 to 19,130, a 1.57% increase, making it one of Central Texas's most sought-after luxury communities.

# Lakeway at a Glance: Key Statistics & Demographics

## Population & Growth

Lakeway has a population of 19,130 (100% urban) with a median age of 50.3 years, creating a mature, affluent community that attracts successful professionals, retirees, and families seeking an upscale lakeside lifestyle.

## Income & Employment

In 2023, the median household income of Lakeway households was \$164,978. The city is located 16 miles (26 km) west 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 unemployment rate in Lakeway stands at 3.3%, with strong employment opportunities driven by the region's economic growth and proximity to Austin's diverse job market.

**19K**

**Population**

As of 2025

**1.6%**

**Growth Rate**

Annual increase

**\$165K**

**Median Income**

Household annual

**3.3%**

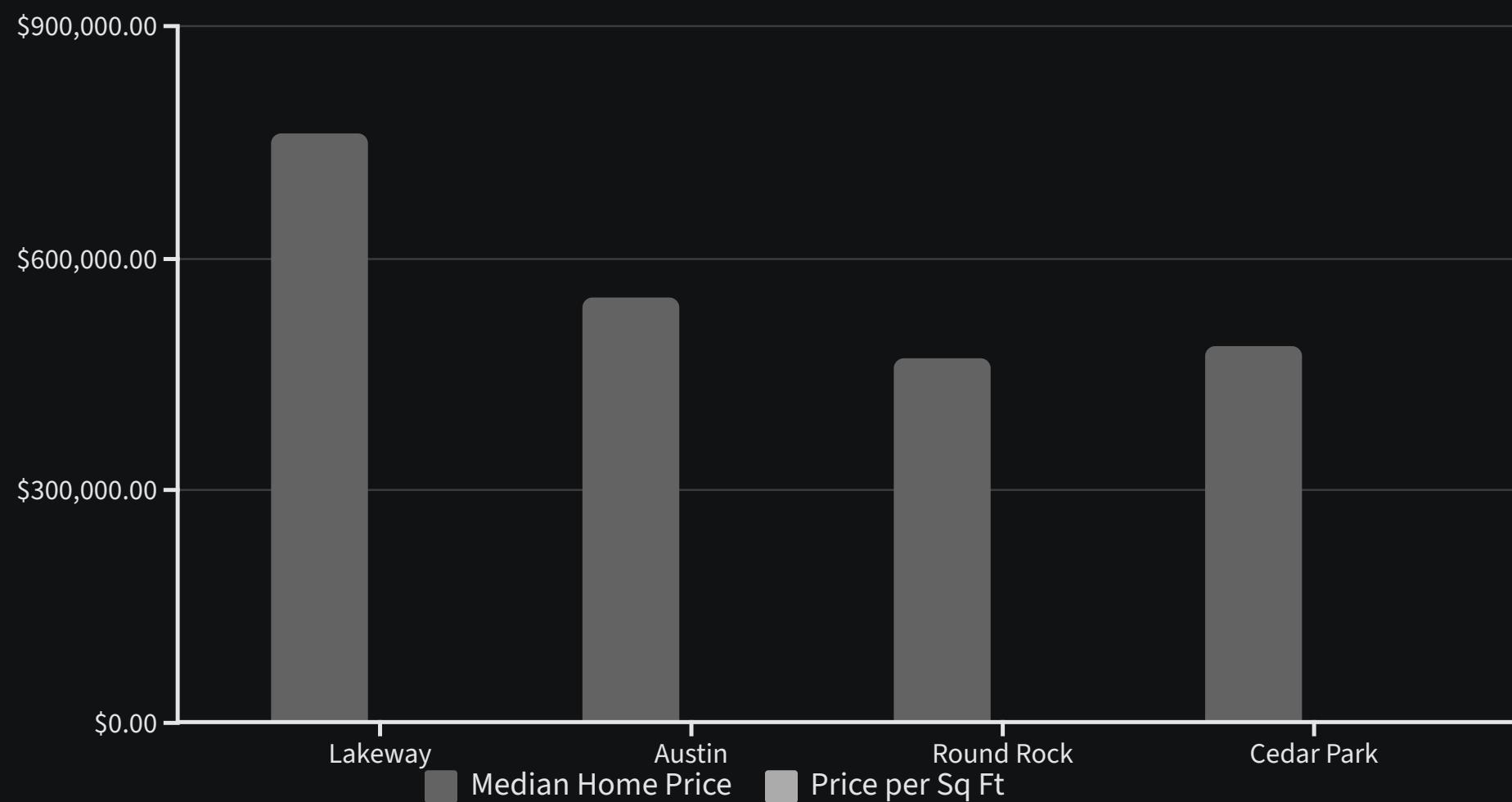
**Unemployment**

Local rate

# Housing Market Analysis: What to Expect

In September 2025, Lakeway home prices were up 50.9% compared to last year, selling for a median price of \$760K. The median property value in Lakeway, TX was \$695,400, and the homeownership rate was 85.7%. On average, homes in Lakeway sell after 104 days on the market compared to 139 days last year.

The Lakeway housing market is not very competitive. These conditions suggest reduced competition and more negotiating room for buyers. The average homes sell for about 4% below list price and go pending in around 99 days, creating opportunities for qualified buyers while maintaining strong property values in this prestigious lakeside community.



The homeownership rate in Lakeway, TX is 85.7%, which is higher than the national average of 65%. Housing development focuses on luxury properties and lakefront homes, with new construction continuing to meet demand from Austin-area professionals and affluent retirees. 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 Lakeway benefit from access to one of the top-rated school districts in Texas. The Lake Travis Independent School District is ranked 51 out of 968 districts in the state and is rated 5 out of 5 stars by SchoolDigger. Lake Travis ISD received an "A" rating, scoring 90 out of 100 possible points, in the Texas Education Agency's 2024-25 A-F accountability ratings. Lake Travis ISD covers approximately 118 square miles (310 km<sup>2</sup>). Incorporated communities in the district include Bee Cave, Briarcliff, Lakeway, and The Hills.



## Elementary Schools

Lake Travis Independent School District has 7 elementary schools. In this district there are six elementary schools: Bee Cave Elementary School, Lake Pointe Elementary School, Lake Travis Elementary School, Lakeway Elementary School, Rough Hollow Elementary School, and Serene Hills Elementary School. The schools in this area consistently rank among the top elementary schools in the state, with exceptional reading and math scores and comprehensive programs.



## Middle Schools

Three middle schools, Hudson Bend Middle School, Lake Travis Middle School, and Bee Cave Middle School, are a part of LTISD. 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

All of LTISD is zoned to Lake Travis High School. The high school has an impressive graduation rate and low dropout rate. More than 78% of the district's graduating students go on to college after high school. There are several colleges within 20 miles of Lakeway, including the University of Texas at Austin, Saint Edward's University, Austin Community College, and Concordia University.

Lake Travis Independent School District is recognized as one of the top school districts in Texas, reinforcing the district's commitment to academic excellence, outstanding educators, and a strong community culture. 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.

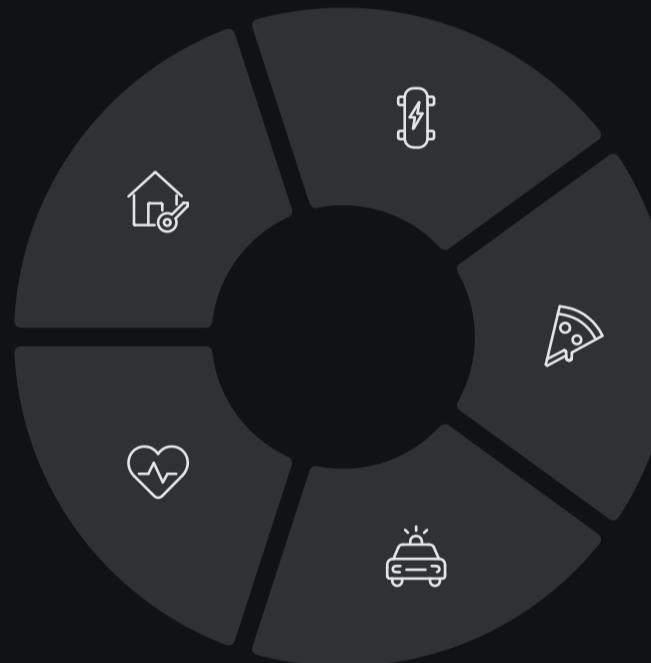
# Cost of Living Breakdown

Cost of living in Lakeway, TX is 141, compared to the national average of 100. The cost of living in Lakeway stands at 141, marking it 41% higher than the national average. Based on our Lakeway cost of living calculator, Lakeway is 7% more expensive than the national average and 19% more expensive to live in than the average city in Texas. This higher cost reflects the premium lakeside location, luxury amenities, and proximity to Austin while maintaining strong property values and community infrastructure.

## Housing

50% of budget

- Rent/mortgage payments
- Property rental: \$3,123 median gross rent
- Property taxes (competitive rates)
- Utilities and maintenance



## Healthcare

8% of budget

- Insurance premiums
- Co-pays and prescriptions
- Baylor Scott & White Medical Center - Lakeway nearby

## Utilities

12% of budget

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

## Food & Goods

20% of budget

- Groceries index is 8.7% lower than the national average
- Groceries (\$600-\$850/month for family of 4)
- Dining out (\$350-\$500/month)

## Transportation

10% of budget

- Vehicle payments/insurance
- Fuel costs (\$120-\$190/month)
- Average commute time of 27.9 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: Lakeway vs. Competing Cities

When choosing where to relocate in Central Texas, most homebuyers compare Lakeway with Austin, Round Rock, Cedar Park, and other regional communities. Each offers distinct advantages, and understanding these differences helps you make the best choice for your lifestyle and financial goals. Lakeway stands out for its lakeside luxury, prestigious community, strategic location, and balance of resort amenities with Austin accessibility.

Factor	Lakeway	Austin	Round Rock	Cedar Park	Bee Cave
Median Home Price	\$760,000	\$550,000	\$470,000	\$485,000	\$750,000
Unemployment Rate	3.3%	3.8%	4.0%	4.1%	3.2%
Population	19,130	975,000	135,000	78,701	8,500
Distance to Austin	16 miles	0 miles	20 miles	16 miles	18 miles
Cost of Living	Significantl y Above Avg	Above National Avg	Above National Avg	Above National Avg	Significantl y Above Avg
Development Stage	Luxury Lakeside Community	Major City	Established Suburb	Established Suburb	Upscale Suburb

Lakeway's competitive advantage lies in its unique lakeside location, luxury amenities, resort-style living, 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 and retirees prefer to avoid by living in Lakeway's tranquil lakeside setting.

# The Pros: Why People Choose Lakeway



## Prestigious Lakeside Living & Educational Excellence

Located about 25 miles west of downtown Austin, Lakeway is a resort community complete with golf courses, tennis courts, marinas, a private airport, a full-service hotel and spa, a 65-mile long lake, 100 acres of parkland and trails, and nearly 500 acres of greenbelts. Lake Travis Independent School District is ranked 51 out of 968 districts in the state and is rated 5 out of 5 stars. This combination of luxury living and educational excellence creates opportunities for families and a highly educated workforce.



## Strategic Location & Lake Travis Access

Lakeway is located next to Lake Travis. Lakeway is located 16 miles (26 km) west of Austin. Austin-Bergstrom International Airport is approximately 45 miles away. The city provides excellent access to major employment centers while maintaining a distinct resort community identity with direct access to Lake Travis recreational activities.



## Recreation & Quality of Life

Active empty-nesters and young professionals are attracted to the city's natural beauty, proximity to Austin and endless recreational activities including tennis, golf, hiking, biking, picnicking and camping, fishing, boating, swimming, and scuba diving. The community provides exceptional recreational facilities, luxury amenities, shopping centers, and outdoor activities for residents of all ages, combining lakeside resort living with easy access to Austin's entertainment and cultural offerings.