

#1 in New Luxury Construction Share — ALEX Intelligence 2026

ZIP 32461 Leads the Nation in New Luxury Buildouts

10.8% of homes built since 2020 in elite ZIP codes — ALEX Intelligence, 2026

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THE DATA

10.8%

Share of Homes Built Since 2020

ZIP 32461 leads the nation in new construction within seven-figure ZIP codes.

This figure reflects not just demand, but a strategic shift in where luxury real estate capital is being deployed. The 10.8% share indicates a market actively reshaping its inventory, not just preserving existing stock. This level of new build activity is rare in high-value ZIP codes, where most markets see less than 5% new construction in the same window.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-10-luxe-luxe-new-stock-share-zcta-us-luxury-deep>



01

New Supply Is the New Luxury

This trend suggests that the market is moving toward a 'renewal economy' in high-end real estate, where the value of a property is increasingly tied to its construction date and condition, not just its historical significance or neighborhood prestige.



02

The Rise of the New Elite Builder

This shift favors markets with flexible zoning, proactive permitting, and a regulatory environment that enables rapid, high-quality development. It also underscores that the future of luxury real estate is not in preservation, but in forward-looking, innovation-driven construction.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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