

#1 Oldest Housing Stock in U.S. Luxury ZIP Codes — ALEX Intelligence 2026

The Oldest Luxury Homes Are in America's Top ZIP Codes

86 years old — the median age of homes in the nation's most exclusive ZIPs

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THE DATA

86 years

Median Home Age (2024)

The median age of homes in ZIP 02116, the oldest in the nation's seven-figure ZIP codes.

This data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a fundamental tension in the luxury real estate market: the most valuable properties are also the most aged. These homes were built before the postwar housing boom, often in historic districts with preserved architecture and limited new construction. Their scarcity and irreplaceability are central to their enduring value.

01

Scarcity Is the New Luxury

The 86-year median age of homes in top-tier ZIP codes underscores a critical shift: true luxury is no longer defined by newness, but by permanence. In markets where new construction is restricted by zoning, historic preservation, or land scarcity, the oldest homes become the most valuable — not despite their age, but because of it. This creates a self-reinforcing cycle where preservation drives scarcity, and scarcity drives price, even as physical condition varies.

02

The Renovation Premium Is a Market-Defined Illusion

The assumption that luxury homes must be newly built is being upended. The data shows that in ZIPs like 02116, the value is not in the structure's modernity but in its proven endurance, cultural capital, and location. Any renovation that erases historical character risks diminishing value, not increasing it. The true premium in luxury real estate is not in the renovation — it's in the ability to maintain, restore, and honor legacy.

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