

Top-to-Median Gross Rent Gap: 1.5x — ALEX Intelligence 2026

1.5x Rent Gap in America's Top Luxury ZIPs

The richest ZIP codes have rents 50% higher than the median — a new benchmark for inequality.

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THE DATA

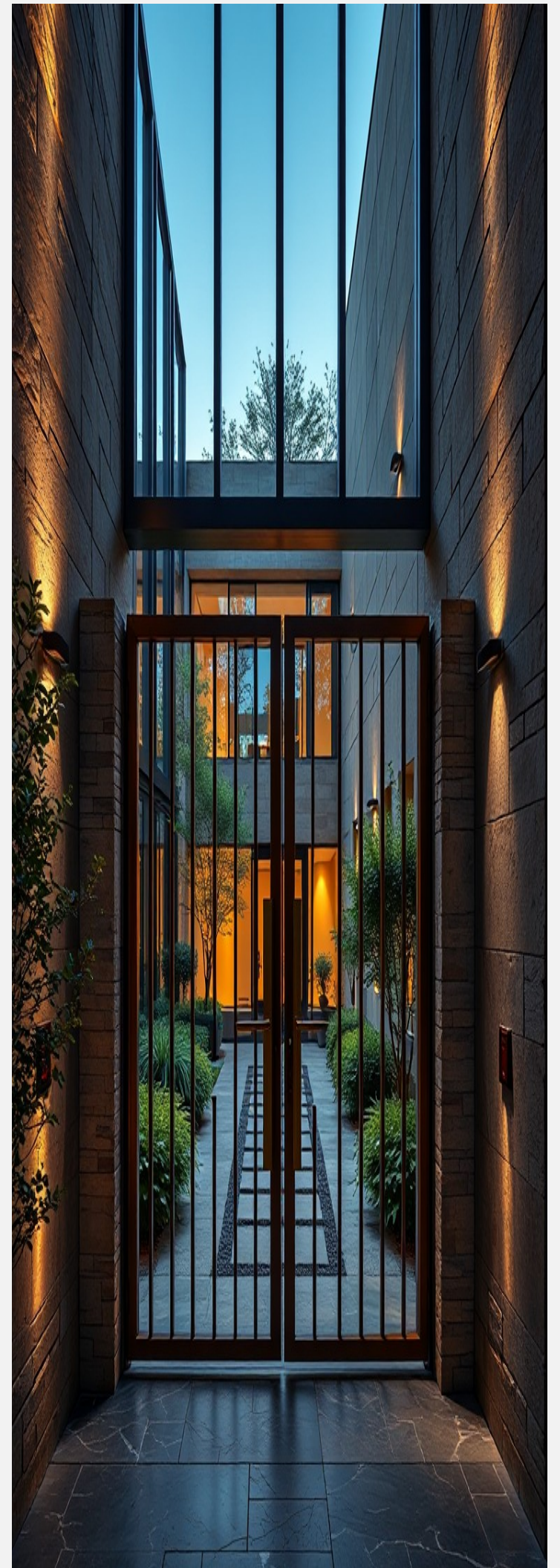
1.5x

Top-to-Median Gross Rent Gap (2024)

This gap measures the disparity between the highest and median gross rents in ZIPs with homes valued at \$750,000+.

The 1.5x gap reveals a structural divide in luxury housing: elite homes are not just priced higher, they command rents that reflect extreme scarcity and exclusive access. This is not a market anomaly — it's the new normal in America's most expensive ZIPs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-24-luxe-luxe-spread-gross-rent-zcta-us-luxury>



01

Luxury Is a Renting Monopoly

When the top ZIPs all share the same rent — \$3,501 — it signals a near-perfect market concentration. The absence of variation implies that rent is set by scarcity, not supply. This isn't a housing market; it's a rent-based exclusivity engine where only the wealthiest can afford to live in the most desirable places.

02

The 1.5x Gap Is a Price Signal

This 1.5x gap is not just a number — it's a pricing threshold. It suggests that any ZIP with a rent gap below 1.5x is not yet in the elite tier. For investors, it's a filter: if the rent gap exceeds 1.5x, the ZIP is a high-conviction, high-liquidity asset class. If it's lower, the market is still developing.



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