

#1 Luxury ZIP in America — ALEX Intelligence 2026

\$2,000,001: The New Luxury Floor

Top ZIP codes now share a fixed median value — scarcity, not growth, defines the elite market.

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THE DATA

\$2,000,001

Median Home Value (2024)

The top 10 ZIP codes in the U.S. luxury market now share this exact median home value, indicating a structural floor rather than a dynamic range.

This uniformity across ZIPs 10013, 11976, 34102, and others suggests that the U.S. luxury housing market has reached a point of consolidation, where value is no longer determined by incremental appreciation but by exclusivity and regulatory or geographic constraints. The data from the U.S. Census Bureau's 2024 ACS 5-Year Estimates confirms that these ZIPs are not outliers but the new standard for national luxury thresholds.

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

<https://alex-companies.com/data/2026-10-01-luxe-luxe-home-value-zcta-us-luxury>



01

Scarcity Is the New Appreciation

In traditional markets, appreciation is driven by demand and supply elasticity. This is not a price increase; it is a price freeze at the upper bound of what the market will accept for elite status.

02

The Ceiling Is the Signal

The convergence of median values at \$2,000,001 across geographically distinct ZIPs — from Manhattan to Beverly Hills to Palm Desert — suggests that the market is no longer pricing by location, but by symbolic capital. These ZIPs are not defined by their real estate, but by their status as unassailable benchmarks. Investors and buyers are no longer chasing growth; they are seeking entry into a closed system where access is the asset, and value is maintained through scarcity, not volume.



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