

Top-to-Median Home Value Gap: 2.7x — ALEX Intelligence 2026

Austin's Top ZIPs Are 2.7x More Valuable

The richest 1% of homes dwarf the median — a structural divide with lasting implications

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THE DATA

2.7x

Top-to-Median Home Value Gap (2024)

The highest-valued ZIP in Austin, 78703, is 2.7 times more valuable than the median home in the metro area.

This gap reflects a deepening polarization in Austin's housing market, where the most exclusive neighborhoods have seen disproportionate appreciation. The data, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reveals that the top tier of the market is no longer just expensive — it is exponentially more valuable than the median. This is not a temporary spike but a structural shift in how wealth is spatially concentrated.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-austin-msa-spread-home-value-zcta>



01

Wealth is not just distributed — it's compartmentalized

As Austin continues to grow, this divide will shape infrastructure, public services, and even political representation. The median homeowner is being priced out of the core, while the top tier consolidates its dominance — not through supply, but through exclusion by design.



02

The market is no longer about growth — it's about retention

This creates a feedback loop: as ownership becomes less fluid, prices rise further due to scarcity, which attracts more capital, which further entrenches ownership patterns. The result is a market where appreciation is not driven by movement, but by permanence — a system that benefits those who already own, not those who are trying to enter.

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