

1.9x Top-to-Median Gap — ALEX Intelligence 2026

1.9x Gap: Top vs. Median Luxury Values

Texas' elite ZIPs now sit 1.9x above the median — a structural divide.

Swipe for insights →

THE DATA

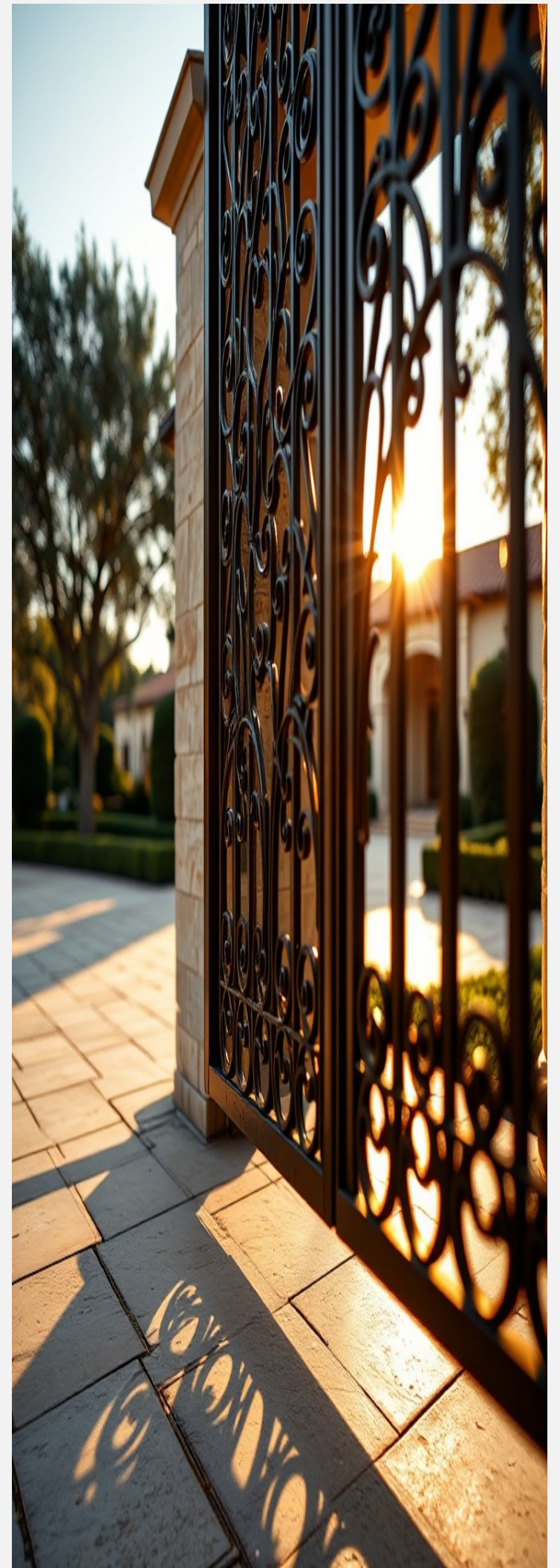
1.9x

Top-to-Median Home Value Gap (2024)

In ZIP 75205, the highest-priced luxury ZIP in Texas, the top home value is 1.9 times the median.

This 1.9x gap reflects not just wealth concentration, but a deepening bifurcation in the Texas luxury market. The premium segment is no longer just about price—it's about exclusivity, access, and scale. As middle-tier luxury values stabilize, the top tier is accelerating away, driven by ultra-high-net-worth buyers who prioritize unique assets over liquidity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-luxe-luxe-spread-home-value-zcta-tx-luxury>



01

Luxury Is No Longer a Gradient

The 1.9x gap in ZIP 75205 signals a market where luxury has ceased to be a spectrum and become a discrete category. Buyers in this tier are no longer comparing properties side-by-side; they are entering a different economic universe altogether. This shift favors developers and investors who can deliver truly unique assets—those with irreplaceable location, architecture, or heritage—rather than high-end replicas.

02

Scarcity Is the New Currency

With only 10 ZIPs in Texas meeting the \$750K+ median threshold and just one—ZIP 75205—achieving a 1.9x top-to-median spread, scarcity is now the primary driver of value. The market is no longer responding to supply and demand in the traditional sense; it's responding to the absence of comparable alternatives. This creates a self-reinforcing cycle where exclusivity begets higher value, which in turn limits entry, reinforcing scarcity.



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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

