

66 years median home age — ALEX Intelligence 2026

66 years: The oldest homes with the most donatable wealth

ZIP 78722 leads Texas in median home age among high-value donor ZIPs

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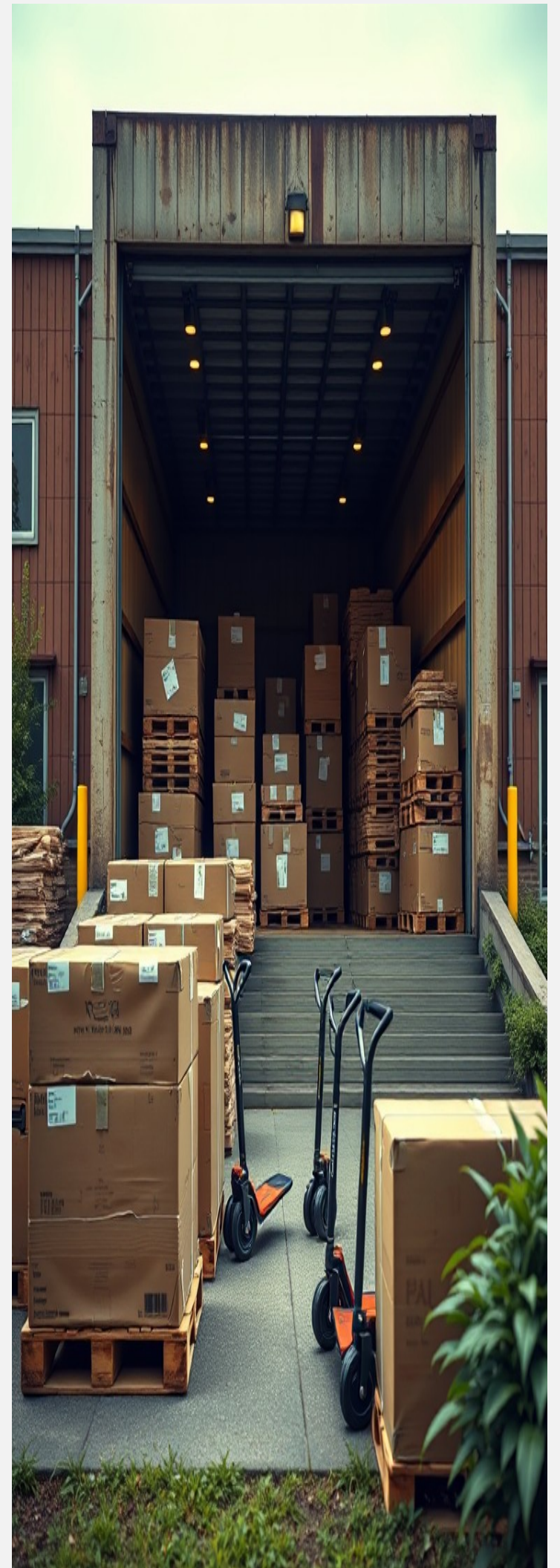
66 years

Median Home Age (2024)

ZIP 78722, the oldest housing stock in Texas among ZIPs with \$500K+ median home values, is the top donor ZIP for real estate philanthropy.

This 66-year median age reflects decades of wealth accumulation through stable, long-held properties. The longevity of ownership correlates directly with the capacity for real estate gifts, as donors retain assets through generational shifts and market volatility. These homes are not just old — they are deeply embedded in donor identity and legacy planning.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-08-philanthropy-philanthropy-median-home-age-zcta-tx-wealth>



01

Old homes = old wealth = new giving

The correlation between home age and donor capacity suggests that real estate philanthropy is not just about current market value, but about historical wealth retention. Donors in ZIPs with median home ages over 60 are more likely to have held assets for decades, allowing for significant appreciation and tax-advantaged transfers via charitable remainder trusts or donor-advised funds. This creates a self-reinforcing cycle: long-term ownership begets wealth, which begets giving.



02

Tax efficiency meets generational legacy

The oldest homes in high-value ZIPs are often the most tax-efficient vehicles for philanthropy. Because these properties have appreciated significantly over time, donating them avoids capital gains taxes while still generating substantial charitable deductions. This mechanism allows donors to preserve income during life through CRTs, while ensuring that the property supports future causes. The longevity of the asset is not a liability — it is the foundation of a sustainable giving model.

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Director, ALEX Companies

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george@alex.realestate · +1 713.918.9951



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