

#1 in Austin MSA, #3 in Texas — ALEX Intelligence 2026

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Austin's ZIP-level divergence is a new benchmark in housing stratification

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THE DATA

32.8%

Spread Between the Fastest and Slowest Appreciation (2024)

This is the largest gap between ZIP codes in the Austin metro in the last five years.

This 32.8% spread is not just about price—it reflects how access to capital, infrastructure investment, and neighborhood-level policy decisions are now creating entrenched economic divides.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-10-austin-msa-divergence-home-value-zcta>

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Appreciation is no longer uniform

For investors, this signals that blanket 'Austin' strategies are obsolete. Success now depends on granular data—not just of price, but of policy, infrastructure, and demographic shifts at the ZIP code level.

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The market is fracturing by access, not just price

This pattern suggests that long-term equity growth is no longer guaranteed for all residents. The gap between the fastest and slowest appreciating ZIPs now measures not just financial performance, but social and policy resilience—where some communities are being left behind even as others surge.



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