

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

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32.8% spread between fastest and slowest ZIPs — ALEX Intelligence, 2026

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THE DATA

32.8%

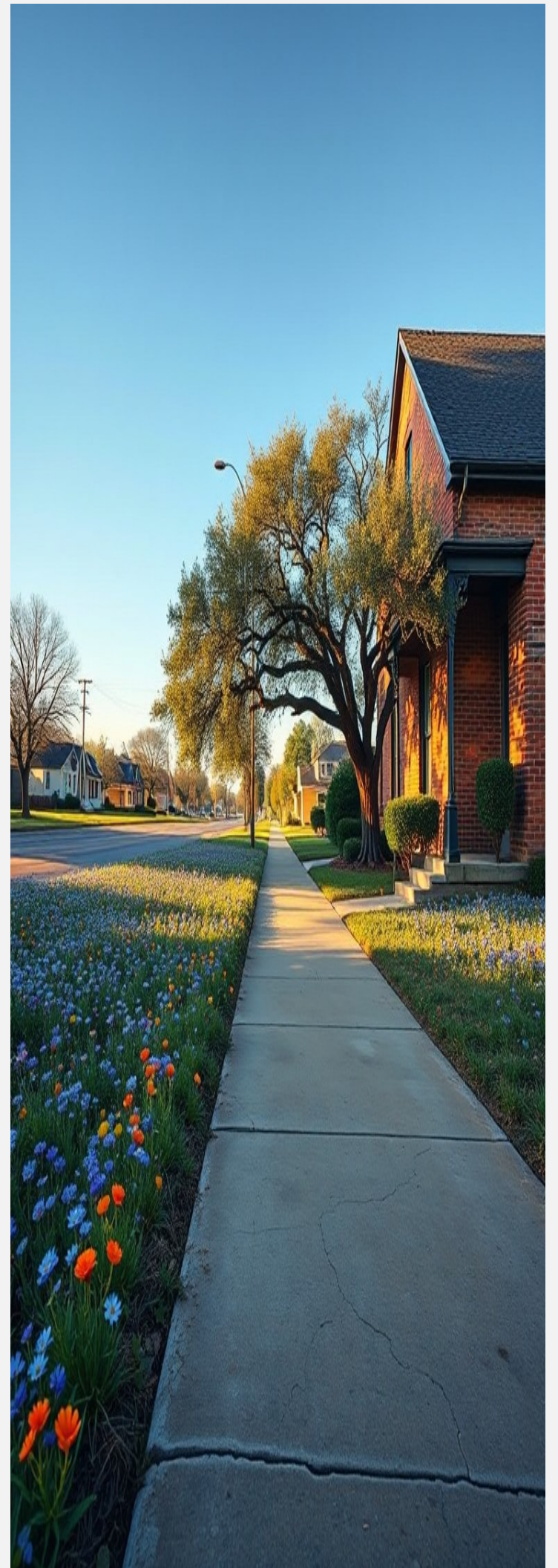
Spread Between the Fastest and Slowest Appreciation (2024)

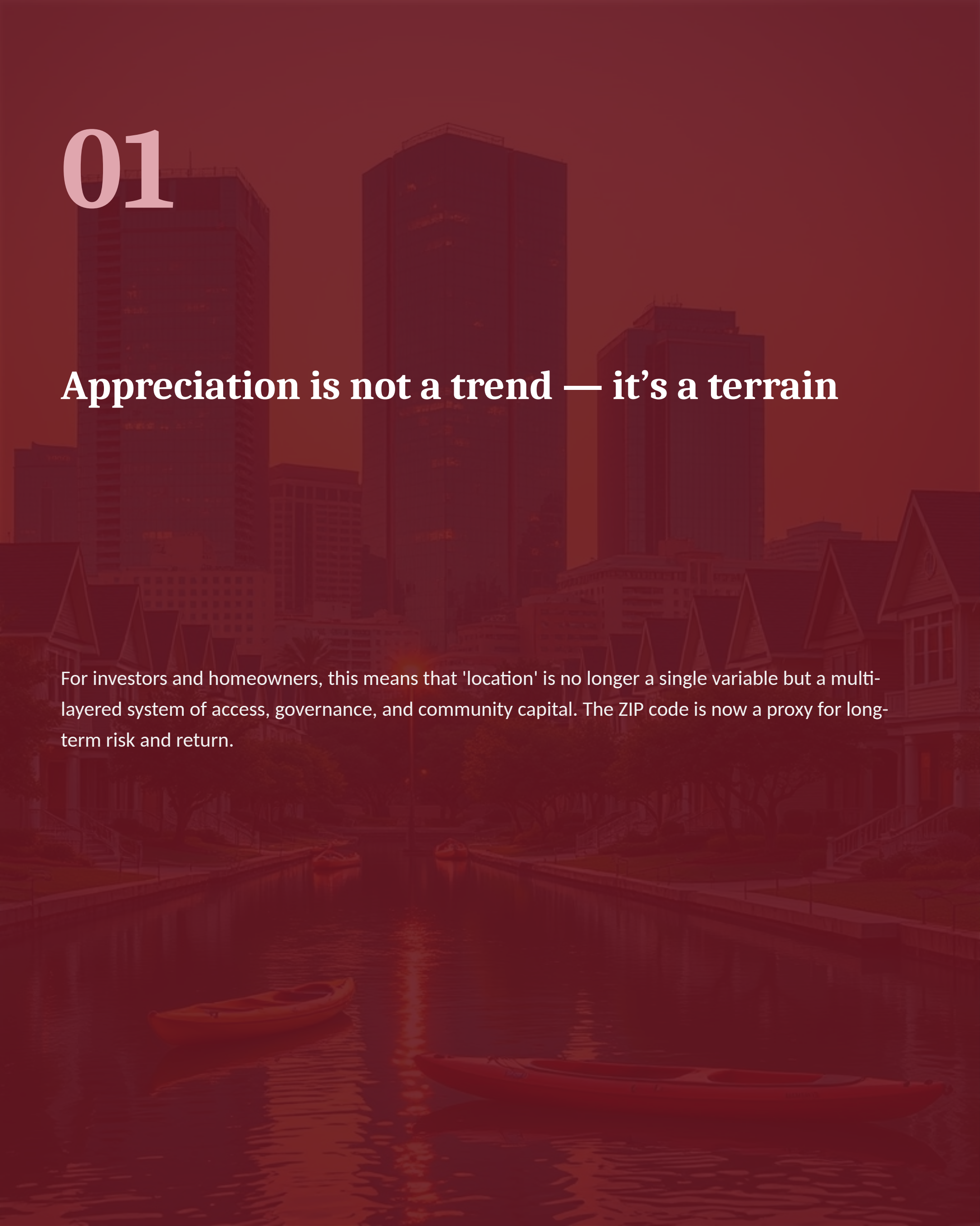
The gap between ZIP 78753 and ZIP 78752 in the Austin MSA reflects the most extreme divergence in home value growth across the region.

The data reveals that even within the same metro, neighborhoods are experiencing radically different trajectories, driven by localized demand, infrastructure, and development patterns.

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>



The background image is a composite illustration. The top half shows a city skyline with several tall, modern skyscrapers. The bottom half shows a row of houses with gabled roofs, typical of a suburban neighborhood. In the foreground, there is a canal or river with several kayakers. The entire image has a dark, reddish-brown tint.

01

Appreciation is not a trend — it's a terrain

For investors and homeowners, this means that 'location' is no longer a single variable but a multi-layered system of access, governance, and community capital. The ZIP code is now a proxy for long-term risk and return.



02

Inequality in appreciation is structural

This suggests that the market is not merely reacting to demand, but reinforcing existing disparities. Without policy intervention, the most vulnerable neighborhoods risk being left behind, even as the metro as a whole appears to be growing.

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

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