

#1 of 10 Texas ZIPs, 72.7% of Homes \$1M+ — ALEX Intelligence 2026

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ALEX Intelligence 2026: Texas ZIPs with \$1M+ Home Share

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THE DATA

72.7%

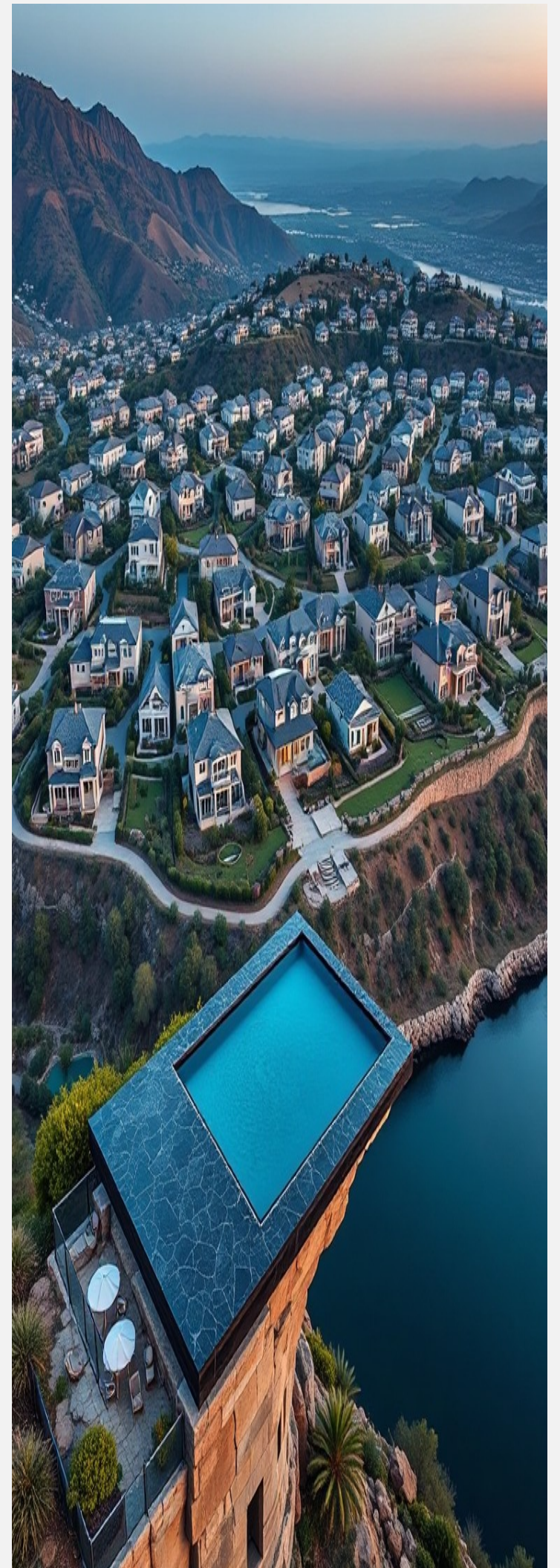
Share of Homes Valued \$1M or More (2024)

ZIP 77401 leads Texas in the concentration of million-dollar homes.

This figure represents not just high prices, but a structural depth of luxury housing—where over seven in ten homes exceed \$1 million. It signals a market where wealth is not just present, but entrenched in the housing fabric. Such concentration is rare even within elite U.S. markets and reflects a self-reinforcing ecosystem of capital, permanence, and exclusivity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-10-luxe-luxe-million-share-zcta-tx-luxury>



01

Wealth Entrenchment, Not Just Wealth

The 72.7% share in ZIP 77401 is not a snapshot of current prices—it is a measure of long-term capital entrenchment. Homes valued at \$1M+ are not outliers; they are the norm. This suggests that new construction, while present, is a minor component. The market is dominated by existing, high-value assets held over generations, often within family trusts or private equity vehicles. This stability insulates the area from short-term market volatility.

02

The \$1M Threshold Is Now a Floor

In ZIP 77401, \$1 million is no longer a luxury benchmark—it is the baseline. This shifts the entire investment logic: assets are not evaluated by their appreciation potential but by their ability to maintain or increase their premium status. The result is a market where even modest upgrades or renovations are treated as capital preservation tools, not speculative plays. This dynamic is increasingly defining the most exclusive markets worldwide.



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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



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