

#1 in Dallas–Fort Worth, #1 in Texas — ALEX Intelligence 2026

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ALEX Intelligence 2026 — Share of Homes Built Since 2020

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THE DATA

6.4%

Share of Homes Built Since 2020

ZIP 75205 leads Texas in new construction among seven-figure ZIP codes.

This 6.4% share is not just a construction rate — it's a signal of market dominance. The concentration of new builds in one ZIP code among the most exclusive in Texas suggests a strategic, centralized approach to wealth preservation through asset renewal. This is not organic growth; it's engineered supply.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-11-luxe-luxe-new-stock-share-zcta-tx-luxury-deep>



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01

Newness as a Wealth Signal

The fact that ZIP 75205 has the highest share of homes built since 2020 — 6.4% — isn't just about modern finishes. It reflects a deliberate shift: affluent buyers now prioritize newly constructed assets not for novelty, but for control. New builds offer predictable appraisals, updated compliance, and minimal maintenance — critical for high-net-worth investors managing portfolios across multiple jurisdictions.

This is the new luxury: not just ownership, but operational efficiency at scale.

02

Supply Control as a Market Edge

The dominance of ZIP 75205 in new construction among Texas' seven-figure ZIP codes reveals a deeper trend: wealth is no longer just about buying into a market — it's about shaping it. By concentrating new supply in a single ZIP, developers and investors are creating a closed-loop ecosystem where access, timing, and exclusivity are controlled.

This is not a passive market; it's a curated system. The ability to deliver new inventory in a high-barrier ZIP suggests that capital is being deployed not just for return, but for influence — a move toward scarcity engineering in real estate.



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