

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

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ALEX Intelligence 2026 — Seasonal Home Share Ranking

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THE DATA

12.7%

Share of Homes Held for Seasonal Use (2024)

ZIP 78636, Georgetown, Williamson County, Texas, leads Texas in seasonal home usage among high-value ZIPs.

This figure represents the highest concentration of seasonal housing in any Texas ZIP code with a median home value above \$500,000 and 1,200+ owner-occupied homes. The data reveals a direct link between seasonal ownership and future philanthropic capacity: second homes are not just idle assets—they are liquid real estate ready for charitable transfer. As AI-driven valuation tools improve precision in appraising non-liquid, non-primary residences, these properties become more viable for donation via donor-advised funds and charitable remainder trusts.

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



01

Seasonal Homes Are the New Donatable Wealth

The 12.7% share of seasonal homes in ZIP 78636 is not a coincidence—it reflects a structural shift in real estate ownership. These properties, often held for short-term use or investment, are more likely to be appreciated and less tied to emotional attachment, making them ideal candidates for charitable transfer. This enables more frequent and larger-scale donations of real estate, particularly in conservation and cultural heritage contexts.



02

AI Is Redefining Philanthropic Asset Value

The same AI tools that improve valuation accuracy are also reshaping how we define 'value' in philanthropy. This is particularly relevant for conservation easements and bargain sales, where precise environmental and zoning due diligence is critical. The result is not just more efficient transfers—but a new class of philanthropy where the asset's potential for long-term impact is measured as precisely as its market value.

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