

ZIP 76092 — #1 of 10: Median Gross Rent

Top Rent in Texas Luxury: \$3,501

Source: ALEX Intelligence · Published October 12, 2026

Swipe for insights →

THE DATA

\$3,501

Median Gross Rent (2024)

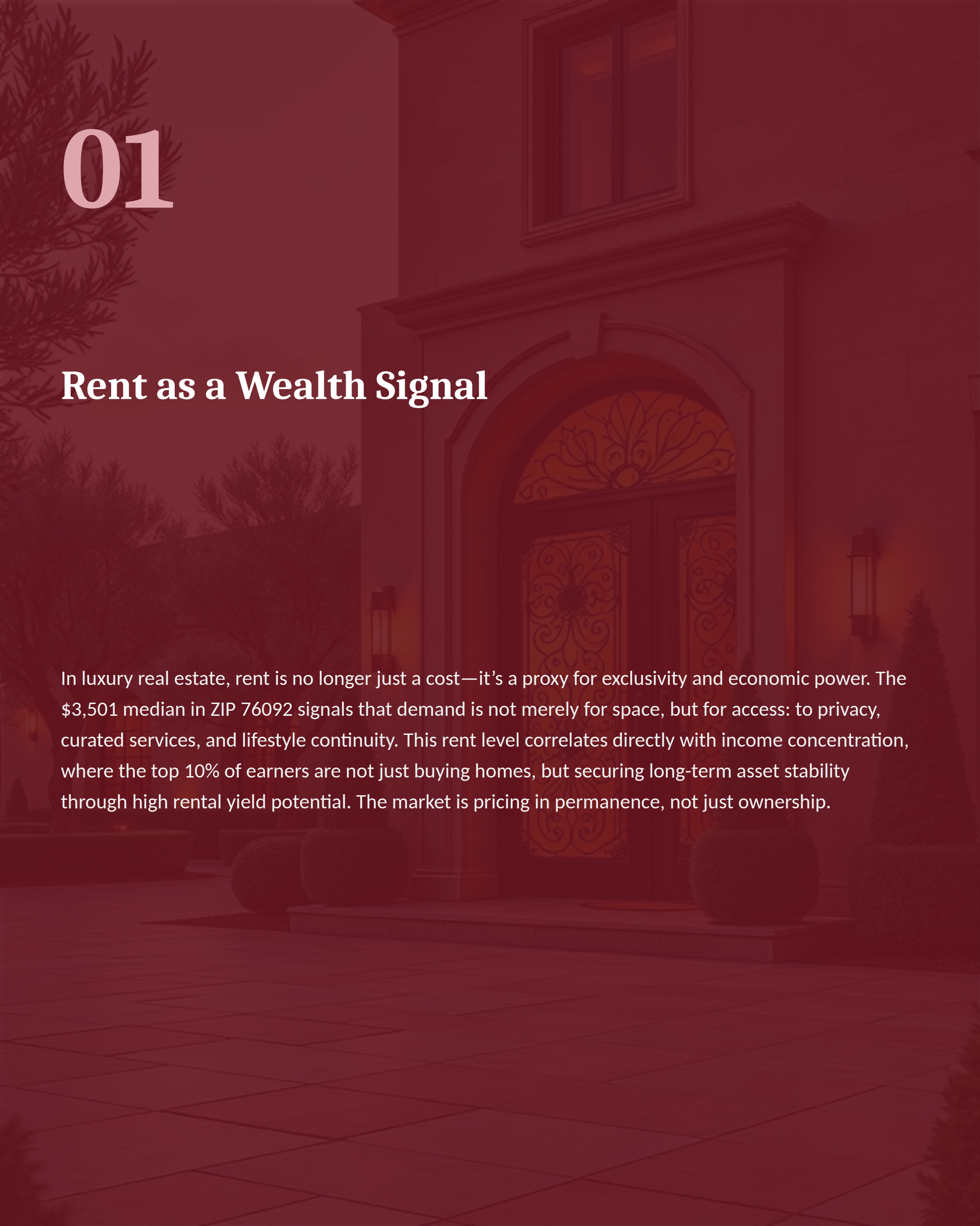
This is the highest median gross rent among Texas ZIP codes with luxury home values (\$750K+), high-income populations, and strong owner-occupancy.

ZIP 76092 leads Texas in rental pricing within the luxury segment, reflecting concentrated demand for high-end housing in affluent, amenity-rich corridors. This level of rent is not driven by scarcity alone, but by sustained wealth concentration and premium lifestyle infrastructure. The data reveals that the highest rents are not in central urban cores, but in exclusive, low-density enclaves with limited supply and elevated service expectations.

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

<https://alex-companies.com/data/2026-10-12-luxe-luxe-gross-rent-zcta-tx-luxury>



A photograph of a large, multi-story house with a prominent arched entrance and ornate ironwork on the doors. The house is illuminated by warm lights, and the foreground shows a paved driveway and some landscaping. The entire image is covered with a semi-transparent red overlay.

01

Rent as a Wealth Signal

In luxury real estate, rent is no longer just a cost—it's a proxy for exclusivity and economic power. The \$3,501 median in ZIP 76092 signals that demand is not merely for space, but for access: to privacy, curated services, and lifestyle continuity. This rent level correlates directly with income concentration, where the top 10% of earners are not just buying homes, but securing long-term asset stability through high rental yield potential. The market is pricing in permanence, not just ownership.



02

Supply Isn't the Only Constraint

While inventory remains tight in Texas luxury markets, the data shows rent leadership is not driven by scarcity alone. ZIP 76092's rent premium is sustained by a self-reinforcing ecosystem: high-income residents attract private amenities, which in turn attract more high-income buyers. This creates a feedback loop where rent levels are not reactive to supply, but proactive in shaping it. The market is not just reacting to wealth—it's engineering its own scarcity through lifestyle branding and exclusivity design.

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

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

