

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

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ALEX Intelligence 2026 — Deepest \$1M+ Housing Stock

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THE DATA

72.7%

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

In ZIP 77401, 72.7% of homes are valued at \$1 million or more.

This is not just a marker of wealth — it's a structural advantage for philanthropy. With such a high concentration of homes above \$1M, donors in ZIP 77401 have a uniquely large base of appreciated real estate to transfer. This enables tax-efficient, high-impact giving through charitable remainder trusts and donor-advised funds, reducing capital gains exposure while funding long-term missions.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-philanthropy-philanthropy-million-share-zcta-tx-wealth>



01

Wealth Density Enables Strategic Giving

Moreover, the presence of multiple donors in one ZIP increases the likelihood of institutional buyers for donated properties — nonprofit health systems, conservation groups, and educational institutions — who can deploy assets immediately for public benefit.



02

Donation Efficiency Scales with Concentration

This creates a feedback loop: the more donors use real estate transfers, the more robust the network becomes, lowering due diligence costs and attracting more sophisticated tools like AI-driven appraisals and IRS-compliant documentation — exactly the kind of infrastructure that reduces audit risk and streamlines compliance.

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