

ZIP 76092 — #1 of 10: Top-to-Median Gross Rent Gap

1.8x Rent Gap in Texas' Richest ZIP

ZIP 76092 leads Texas in top-to-median gross rent spread

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THE DATA

1.8x

Top-to-Median Gross Rent Gap (2024)

The largest rent gap among Texas ZIPs with luxury home values is found in ZIP 76092.

This 1.8x disparity between the highest and median gross rents reveals a structural bifurcation in luxury housing markets. The top tier is no longer just about ownership—it's about exclusivity, access, and premium service. This gap is not a temporary anomaly; it reflects a shift in capital allocation toward high-end rental assets that deliver predictable, high-yield returns.

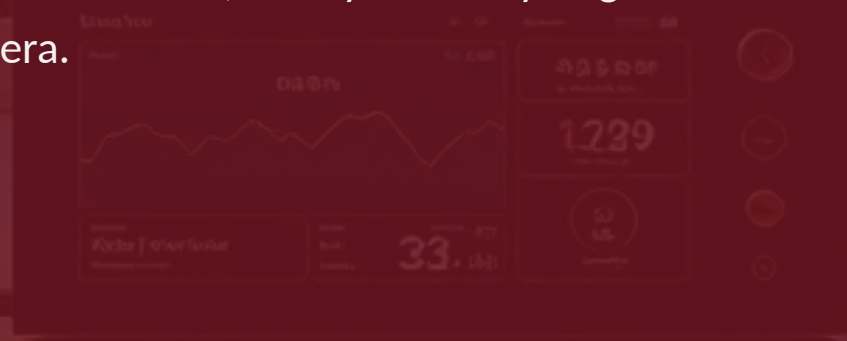
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-luxe-luxe-spread-gross-rent-zcta-tx-luxury>



01

Renting is the New Ownership

This is not a market correction but a redefinition of value. The most valuable real estate is no longer defined by square footage or location alone, but by its ability to generate consistent, scalable rental income in a post-cheap-money era.





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The Rent Gap is a Wealth Preservation Tool

This shift is not driven by scarcity but by sophistication. The most advanced investors are using rental arbitrage between top-tier and median units to generate returns that surpass traditional asset classes—making rent, not ownership, the primary driver of wealth retention in elite markets.

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

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