

ZIP 77005 — #1 of 10: Share of Homes Valued \$2M or More

ZIP 77005 leads Texas in \$2M+ homes

Source: ALEX Intelligence · Published October 17, 2026

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THE DATA

21.6%

Share of Homes Valued \$2M or More (2024)

ZIP 77005 has the highest concentration of \$2M+ homes among Texas ZIPs with a median home value of \$500K+.

This level of high-value housing is not accidental—it reflects decades of strategic land use, elite development, and long-term capital appreciation. The 21.6% threshold marks a tipping point where housing wealth becomes not just personal equity but a scalable philanthropic asset base.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-17-philanthropy-philanthropy-two-million-share-zcta-tx-wealth>



01

Wealth concentration enables strategic giving

The 21.6% share in ZIP 77005 isn't just a number—it's a signal of concentrated capital that can be deployed through charitable remainder trusts, donor-advised funds, or conservation easements. These mechanisms allow donors to retain income while transferring appreciated real estate, maximizing tax efficiency and impact.

The data suggests that ZIP 77005 isn't just wealthy—it's structured for philanthropy at scale, with a high density of assets capable of supporting long-term nonprofit missions.



02

Donatable wealth is a function of time, not just price

What makes ZIP 77005 exceptional isn't just the current price of homes, but the historical continuity of ownership and appreciation.

This implies that philanthropy through real estate is not a reaction to current market peaks but a result of long-term stewardship. The highest-gift potential ZIPs are not those with the newest construction, but those with the longest tenure and most stable appreciation curves.

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