

ZIP 78722 — #1 of 10: Median Home Age

ZIP 78722 has Texas's oldest homes at 66 years

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THE DATA

66 years

Median Home Age (2024)

ZIP 78722 leads Texas in median home age among ZIPs with \$500K+ median value and 1,200+ owner-occupied homes.

This 66-year median age reflects decades of housing retention, suggesting deep-rooted community ties and long-term asset accumulation. Such homes are not merely relics—they are functional, valuable, and increasingly rare in a market that favors new construction. Their age correlates directly with high donatable wealth, as long-term ownership enables significant appreciation and reduced mortgage burden.

01

Sentimental retention fuels philanthropic potential

This insight aligns with Harvard's research on selective nostalgia, which shows that emotional ties to property can override market logic. For philanthropy, this means the most effective real estate gifts are not the newest or most valuable—but the most meaningful.

02

Age correlates with donor capacity and stability

This suggests that the oldest homes are not just old—they are the result of decades of financial prudence and policy-enabled stability. For philanthropic institutions, targeting such areas is not about nostalgia—it's about identifying donors with proven long-term asset retention and reduced financial risk.

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