

#1 of 10: Share of Texas \$1M Homes in the Top Three Texas ZIP Codes

**4.1% of Texas' \$1M+ homes are
in just 3 ZIPs**

Source: ALEX Intelligence, October 24, 2026

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THE DATA

4.1%

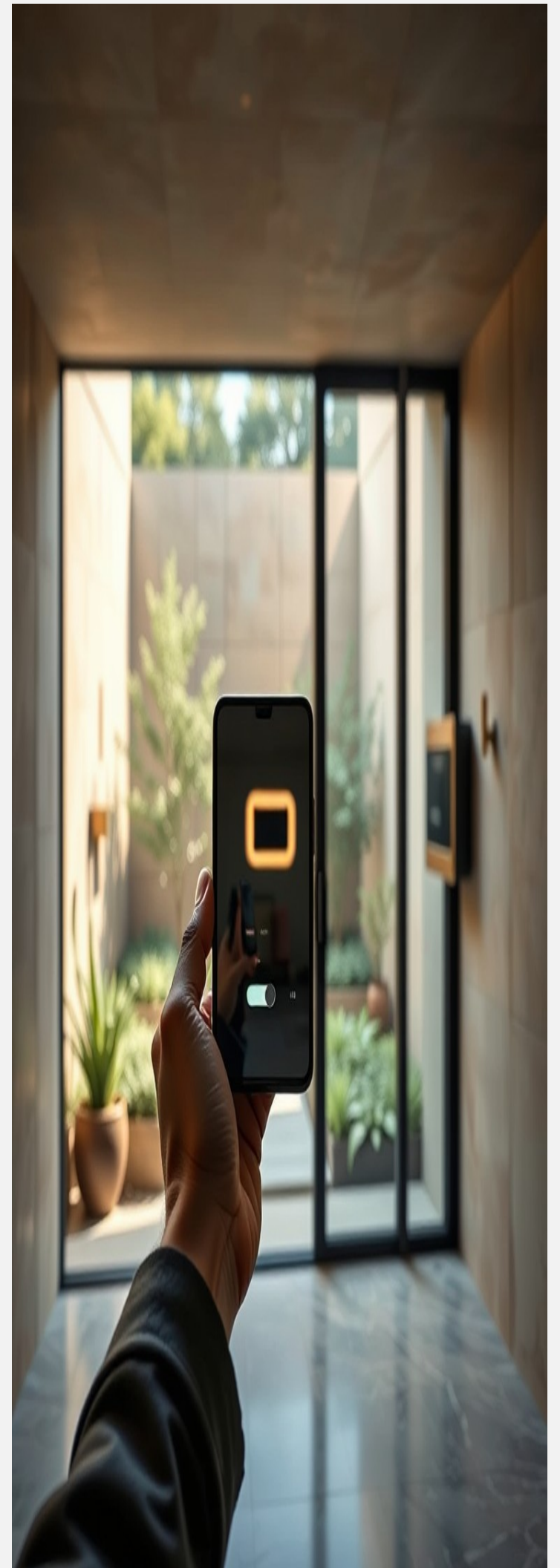
Share of Texas \$1M Homes in the Top Three Texas ZIP Codes (2024)

This concentration reflects a structural shift in luxury housing distribution across Texas.

The top three ZIP codes—ZIP 75035, ZIP 75078, and ZIP 76092—collectively account for 4.1% of all \$1M+ homes in Texas, despite representing a tiny fraction of the state's total housing inventory. This level of concentration indicates that luxury wealth is not evenly distributed but is instead anchored in a few high-barrier, high-demand locations.

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

<https://alex-companies.com/data/2026-10-24-luxe-luxe-concentration-million-homes-zcta-tx>



01

Luxury is not growing—it's clustering

The trend aligns with broader structural shifts: tighter underwriting standards and a shrinking supply of move-up homes in the \$1M+ tier, as noted in the Texas A&M TRERC report. The result is not just a market for the wealthy—it's a market for the few who can afford to be in the right ZIP code at the right time.



02

Geography now dictates access

For investors and developers, this means that growth is not in new markets but in deepening presence within existing clusters. The next frontier isn't a new ZIP—it's a deeper understanding of what makes these three ZIPs function as luxury nodes: infrastructure, exclusivity, and network effects.

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