

ZIP 77401 — #1 of 10: Share of Homes Valued \$1M or More

**72.7% of homes in ZIP 77401 are
\$1M+**

Texas's most valuable housing stock, by ALEX Intelligence

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THE DATA

72.7%

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

In ZIP 77401, over seven in ten homes are valued at \$1 million or more.

This concentration of ultra-high-value real estate is not just a marker of wealth—it is a direct pipeline for future philanthropy. With such a deep stock of appreciated property, donors in ZIP 77401 are uniquely positioned to transfer assets via charitable remainder trusts (CRTs) or bargain sales, minimizing capital gains and maximizing tax efficiency.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-25-philanthropy-philanthropy-million-share-zcta-tx-wealth>



01

Wealth concentration enables tax-efficient giving

ZIP 77401 is not just wealthy; it is structurally primed for large-scale, tax-advantaged giving.

02

The next generation of philanthropy is real estate

This is not about selling for cash. It is about transferring ownership to protect community assets—like historic districts, open space, or research institutions—while securing personal financial stability. The IRS data shows this is already accelerating, and ZIP 77401 is leading the way.



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