

ZIP 76571 — #1 of 10: Top-to-Median Home Value Gap

Top ZIPs in Killeen-Temple Are 2.0x Above Median

Source: ALEX Intelligence, October 26, 2026

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THE DATA

2.0x

Top-to-Median Home Value Gap (2024)

In ZIP 76571, the priciest homes are twice the value of the median home in the Killeen-Temple MSA.

This 2.0x spread reveals a deep bifurcation in housing value, with the most exclusive neighborhoods commanding prices far beyond the market's middle. The gap is not just about luxury — it reflects concentrated wealth, limited supply in high-end zones, and the growing influence of federal employment and health-tech investment in shaping demand at the top end.

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

<https://alex-companies.com/data/2026-10-26-killeen-temple-spread-home-value-zcta>



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Wealth Concentration Is Driving Market Fragmentation

The 2.0x gap is not a statistical anomaly — it's structural. ZIP 76571, home to high-income federal employees, defense contractors, and healthcare professionals, is seeing prices rise faster than the broader market. This isn't just about income; it's about access to a shrinking pool of high-value land and the institutionalization of exclusivity in certain neighborhoods, where affordability for middle-income buyers is eroding rapidly.

02

Supply Constraints Are Fueling the Divide

This scarcity, combined with demand from federal and medical professionals, has created a feedback loop: higher prices attract more high-income buyers, which pushes prices higher. The result is a self-reinforcing elite enclave — not a market failure, but a predictable outcome of constrained development in high-demand zones.



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