

ZIP 76092 — #1 of 10: Top-to-Median Gross Rent Gap

DFW's top ZIP has rent 2.2x the median

Source: ALEX Intelligence · Published October 28, 2026

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THE DATA

2.2x

Top-to-Median Gross Rent Gap (2024)

This is the ratio between the highest and median gross rent ZIP codes in the Dallas-Fort Worth MSA, based on 2024 ACS 5-year data.

The disparity reveals a deep bifurcation in housing affordability across the metro. ZIP 76092, home to luxury estates and high-income professionals, commands a rent nearly double the regional median. This gap is not a statistical anomaly — it reflects entrenched zoning, land-use segregation, and investment concentration in elite enclaves.

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

<https://alex-companies.com/data/2026-10-28-dfw-msa-spread-gross-rent-zcta>



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01

Affordability is now a status signal

In DFW, rent is no longer just a cost of living — it's a social signal. The 2.2x gap means that only a narrow sliver of residents can access the most exclusive neighborhoods. This isn't just about income; it's about access to networks, services, and cultural capital. The top ZIPs aren't just expensive — they're becoming exclusive ecosystems where economic and social capital are reinforced through geography.

02

The middle is being priced out of mobility

As the gap widens, the middle-income worker faces a new constraint: geographic mobility. With median rents rising across the metro, those who can't afford ZIP 76092 are increasingly trapped in lower-opportunity zones. This isn't just a housing issue — it's a labor market constraint. Workers can't commute to high-wage jobs if they can't afford to live near them, creating a feedback loop of underemployment and spatial inequality.



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