

ZIP 77005 — #1 of 10: Share of Homes Valued \$2M or More

ZIP 77005 leads Texas in \$2M+ homes

Source: ALEX Intelligence · Published October 30, 2026

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THE DATA

21.6%

Share of Homes Valued \$2M or More (2024)

ZIP 77005 leads Texas in the share of homes valued at \$2 million or more, a concentration unmatched in the state.

This figure—21.6%—represents the highest concentration of high-value residential assets where philanthropic real estate transfers are most feasible. The data reveals that for every five homes in ZIP 77005, over one is valued at \$2 million or more, creating a unique foundation for tax-efficient charitable giving through appreciated real estate.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-philanthropy-philanthropy-two-million-share-zcta-tx-wealth>



01

Wealth concentration fuels tax-smart giving

The dominance of \$2M+ homes in ZIP 77005 is not incidental—it reflects a deep structural alignment between wealth accumulation and the mechanics of philanthropy. Donors here can transfer property worth millions without triggering tax liability, making it a strategic choice for legacy-building through charitable remainder trusts or donor-advised funds.



02

Donated property drives lasting impact

The high share of \$2M+ homes in ZIP 77005 does not merely reflect wealth—it signals a shift in donor behavior. As AI-powered tools from Wharton and the Urban Institute streamline valuation and compliance, donors in this ZIP are increasingly using real estate as a vehicle for long-term community impact. Conservation easements, land trusts, and nonprofit housing initiatives are being funded through the transfer of high-value property, turning physical assets into enduring social capital.

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