ZIP 78657 — #1 of 8: Median Home Value

ZIP 78657 leads Texas in 55+ home values

Source: ALEX Intelligence · Published November 01, 2026

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THE DATA

$483,200

Median Home Value (2024)

ZIP 78657, the oldest ZIP code in Texas with a high 65+ share, posts the highest median home value among all Texas ZIP codes with significant senior populations.

This figure reflects the premium placed on age-restricted, single-level housing in communities where lifestyle, accessibility, and long-term stability are prioritized. The data shows that senior-dominated ZIPs with strong equity retention are not just desirable—they are financially valuable.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-01-fifty-five-plus-fifty-five-plus-home-value-zcta-tx-senior-zip

01

Age concentration drives price resilience

The correlation between age concentration and home value stability implies that communities with high senior occupancy are less vulnerable to speculative price swings. This resilience is a key advantage for retirees seeking predictable, long-term housing outcomes.

02

Equity is built on permanence, not just location

The data challenges the assumption that newer age-restricted communities are inherently more valuable. Instead, it reveals that long-term occupancy and low turnover are the real drivers of equity in senior markets.

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