

ZIP 76092 — #1 of 10: Share of Homes That Are Single-Family Detached

**94.4% of homes in ZIP 76092 are
single-family**

Source: ALEX Intelligence · Published November 01, 2026

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THE DATA

94.4%

Share of Homes That Are Single-Family Detached (2024)

In the most exclusive ZIP codes of Texas, single-family homes dominate the luxury landscape.

This figure — 94.4% — represents the highest concentration of single-family detached homes among all seven-figure ZIP codes in Texas with at least 2,500 residents and 1,200 owner-occupied homes. It underscores a growing divergence between luxury and multifamily development, where high-end homes are increasingly defined by privacy, space, and architectural autonomy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-11-01-luxe-luxe-single-family-share-zcta-tx-luxury-deep>



01

Luxury is defined by exclusivity, not density

The dominance of single-family homes in Texas' top ZIP codes signals a shift in how luxury is constructed: not through verticality or proximity, but through ownership of private, standalone space. In ZIP 76092, the near-total absence of multifamily units suggests that high-net-worth buyers are prioritizing land, privacy, and customization — hallmarks of legacy wealth — over urban convenience or rental yield. This trend reflects a deeper market bifurcation, where luxury is increasingly detached from the urban fabric.

02

The single-family premium is a structural advantage

With 94.4% of homes in ZIP 76092 being single-family, this ZIP code stands as a de facto archetype of sustainable luxury in a market where affordability is under pressure. The lack of multifamily supply in such high-value areas creates a self-reinforcing scarcity: fewer units mean less competition for land, lower turnover, and stronger long-term value retention. This structural advantage is not temporary — it reflects a long-term shift in how luxury real estate is developed, financed, and occupied.



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