ZIP 78705 — #1 of 10: Home Value to Income Ratio

ZIP 78705 leads Texas in Home Value to Income Ratio

20.0x, per ALEX Intelligence 2026

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THE DATA

20.0x

Home Value to Income Ratio (2024)

ZIP 78705 has the highest home value-to-income ratio among Texas ZIPs with median home values of $500,000 or more.

This ratio—20 times the median household income—reflects a profound mismatch between housing affordability and financial capacity, not just in ZIP 78705, but across the broader Austin metro and Texas as a whole. The implications for philanthropy are immediate: such extreme value concentration creates a rare cohort of individuals whose housing wealth is both immense and largely untaxed, making real estate a uniquely potent vehicle for charitable transfer.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-philanthropy-philanthropy-value-to-income-zcta-tx-wealth

01

Affordability is the new tax threshold

This dynamic explains the surge in charitable remainder trusts (CRTs) and bargain sales of appreciated property: when a home is worth 20 times median income, the capital gains tax avoidance alone can fund decades of charitable impact.



02

The donor-advised fund is becoming a real estate conduit

This trend reveals a deeper shift: real estate is no longer a legacy asset to be passed down, but a liquid philanthropic instrument. The highest ratios aren’t just locations—they’re nodes in a new philanthropic infrastructure, where the most valuable assets are transferred not to heirs, but to causes.

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