ZIP 79102 — #1 of 10: Median Home Age

ZIP 79102 has Texas's oldest homes at 70 years

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

70 years

Median Home Age (2024)

This is the median age of homes in ZIP 79102, the oldest housing stock in rural Texas.

The 70-year median age in ZIP 79102 reflects decades of stable, low-turnover ownership and minimal new construction. In rural Texas, where development is constrained by infrastructure and land use policies, this entrenched housing stock signals deep-rooted community continuity and long-term land stewardship. Such stability is not a flaw—it is a structural advantage for land investors seeking predictable, resilient assets.



Photo: Xnatedawgx · CC BY-SA 4.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-land-land-median-home-age-zcta-tx-rural

01

Old homes mean low turnover, high loyalty

In ZIP 79102, homes built over seven decades ago remain occupied by the same families or long-term stewards. This low turnover rate reduces property vacancy and market volatility, making rural land more predictable as a long-term investment. For investors, this means fewer disruptions from tenant churn or speculative flipping—key benefits in markets where liquidity is low.

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02

Legacy assets outperform new construction

In rural Texas, the oldest homes are not liabilities—they are markers of enduring land value. With limited new construction due to regulatory and logistical constraints, existing homes represent the only available housing stock, increasing the relative value of the land beneath them. This creates a natural appreciation floor, especially in areas with strong community identity and low population growth.

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