ZIP 76092 — #1 of 10: Median Household Income

ZIP 76092 leads Texas in median income

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

$250,001

Median Household Income (2024)

ZIP 76092 holds the highest median household income among all Texas ZIP codes with at least 2,500 residents and 1,200 owner-occupied homes.

This figure reflects a structural shift in Texas's luxury real estate landscape, where income concentration is no longer confined to traditional urban cores. The data shows that the most affluent ZIPs are increasingly defined by high-income households in suburban and exurban enclaves, not just city centers. This suggests that the new luxury class is less tied to downtown proximity and more to private, high-income residential ecosystems.



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

01

Luxury is defined by income density, not just price

The $250,001 median in ZIP 76092 signals that luxury real estate in Texas is increasingly driven by household income concentration rather than property value alone. This creates a new benchmark: a ZIP code’s elite status is not about the most expensive homes, but about the sustained economic power of its residents. This shift favors communities with strong private sector employment, high education attainment, and low affordability pressure—factors that sustain long-term wealth retention.



02

Income clusters precede price appreciation

The fact that ZIP 76092 leads in median income before any national or regional price surge implies that income growth is a leading indicator of future real estate appreciation. This challenges the conventional wisdom that price trends drive income, showing instead that high-income households are selecting locations that already reflect economic strength. As such, investors should prioritize ZIPs with rising median income as early signals of impending luxury market momentum.

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