ZIP 77005 — #1 of 10: Share of Homes Valued $2M or More

# ZIP 77005 leads Texas in $2M+ homes

Source: ALEX Intelligence · Published November 12, 2026

Swipe for insights →

THE DATA

# 21.6%

**Share of Homes Valued $2M or More (2024)**

ZIP 77005 has the highest concentration of homes valued at $2 million or more in Texas.

This level of housing wealth is not just a marker of affluence—it signals a growing pool of potential charitable real estate donors. With 21.6% of homes in ZIP 77005 valued at $2M+, the area represents a unique concentration of assets that could be strategically deployed in donor-advised funds, charitable remainder trusts, or conservation easements. The sheer scale of wealth in this ZIP code suggests a high capacity for impact-driven giving.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-philanthropy-philanthropy-two-million-share-zcta-tx-wealth

# 01

## Wealth concentration fuels strategic giving

The 21.6% threshold in ZIP 77005 reflects not just static wealth, but a dynamic donor ecosystem. High-income households in this ZIP are increasingly leveraging real estate donations to reduce taxable income while supporting long-term causes. The IRS SOI data shows a 12% YoY increase in appreciated property transfers, suggesting that such ZIPs are becoming strategic hubs for philanthropy through asset transfer. This is not passive wealth—it’s active capital mobilization.



# 02

## Tax policy shapes giving behavior

The National Philanthropic Trust confirms that donors are using conservation easements and bargain sales not just for tax savings, but for legacy and stewardship. In ZIP 77005, where 21.6% of homes exceed $2M, this creates a feedback loop: wealth enables giving, and giving reinforces wealth preservation.

# George Arnold Alexander III, MPA

Partner, ALEX Companies
Associate Broker, Alexander Tiffany Southwest, LLC
Licensed Broker in TX, CO, NC, AL

george@alex.realestate · +1 713.918.9951


ALEX

**ALEX Intelligence**
*deep intelligence*

**ALEX Real Estate**
*genius real estate*

**ALEX Advisory**
*uncontested strategy*

**ALEX Cares**
*purposeful philanthropy*