ZIP 75205 — #1 of 10: Top-to-Median Home Value Gap

Texas luxury is split—1.9x gap between top and median

ZIP 75205 leads Texas in home value divergence, 2026

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THE DATA

1.9x

Top-to-Median Home Value Gap (2024)

ZIP 75205's top-tier homes are nearly double the median value among high-end ZIPs in Texas.

This 1.9x disparity is not a national anomaly—it's a Texas-specific structural condition. The gap reflects a bifurcation where the upper echelon of the market is decoupling from the broader luxury segment, driven by hyper-local demand, scarcity of land, and elite buyer concentration. This is not growth; it's consolidation.



Photo: Michael Barera · 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/2026-11-22-luxe-luxe-spread-home-value-zcta-tx-luxury

01

Luxury is no longer scalable

The 1.9x gap in ZIP 75205 reveals that luxury real estate in Texas is no longer defined by volume or uniform appreciation. Instead, value is concentrated in a handful of micro-locations where exclusivity, infrastructure, and identity converge. This means scaling a luxury brand across Texas is increasingly ineffective—success now demands hyper-local calibration, not regional replication.

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02

The elite cluster is self-reinforcing

When the top ZIP's value is 1.9x the median of its peer group, it signals a feedback loop: higher prices attract more high-net-worth buyers, who demand exclusivity, which in turn limits supply and drives prices higher. This isn't just wealth accumulation—it's a self-sustaining ecosystem where access is more valuable than location, and scarcity is the ultimate amenity.

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