ZIP 78659 — #1 of 6: Top-to-Median Home Value Gap

Bastrop’s priciest ZIP codes are 1.1x above median

Top-to-median gap leads Texas in 2024

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THE DATA

1.1x

Top-to-Median Home Value Gap (2024)

ZIP 78659 in Bastrop County, Texas, leads the state in home value spread.

This 1.1x gap between the priciest and median ZIP codes in Bastrop County reflects a growing concentration of high-value homes in a small number of locations. The data, derived from the U.S.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-27-bastrop-spread-home-value-zcta



01

Wealth is not spreading — it's concentrating

The 1.1x value spread is not a sign of broad market growth but of selective accumulation. This suggests that future growth will be defined less by accessibility and more by exclusivity, especially in areas near industrial hubs like Cedar Creek and Elgin.



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02

Growth is driving inequality

The same economic forces fueling job creation in aerospace, tunneling, and advanced manufacturing are also inflating home values in select ZIPs. As skilled workers settle in Bastrop County, they are drawn to the most desirable, high-amenity areas — but those areas are not expanding fast enough to absorb demand. The result is a bifurcated market: one for those who can afford the top-tier, and another for those priced out, even as the county grows.

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