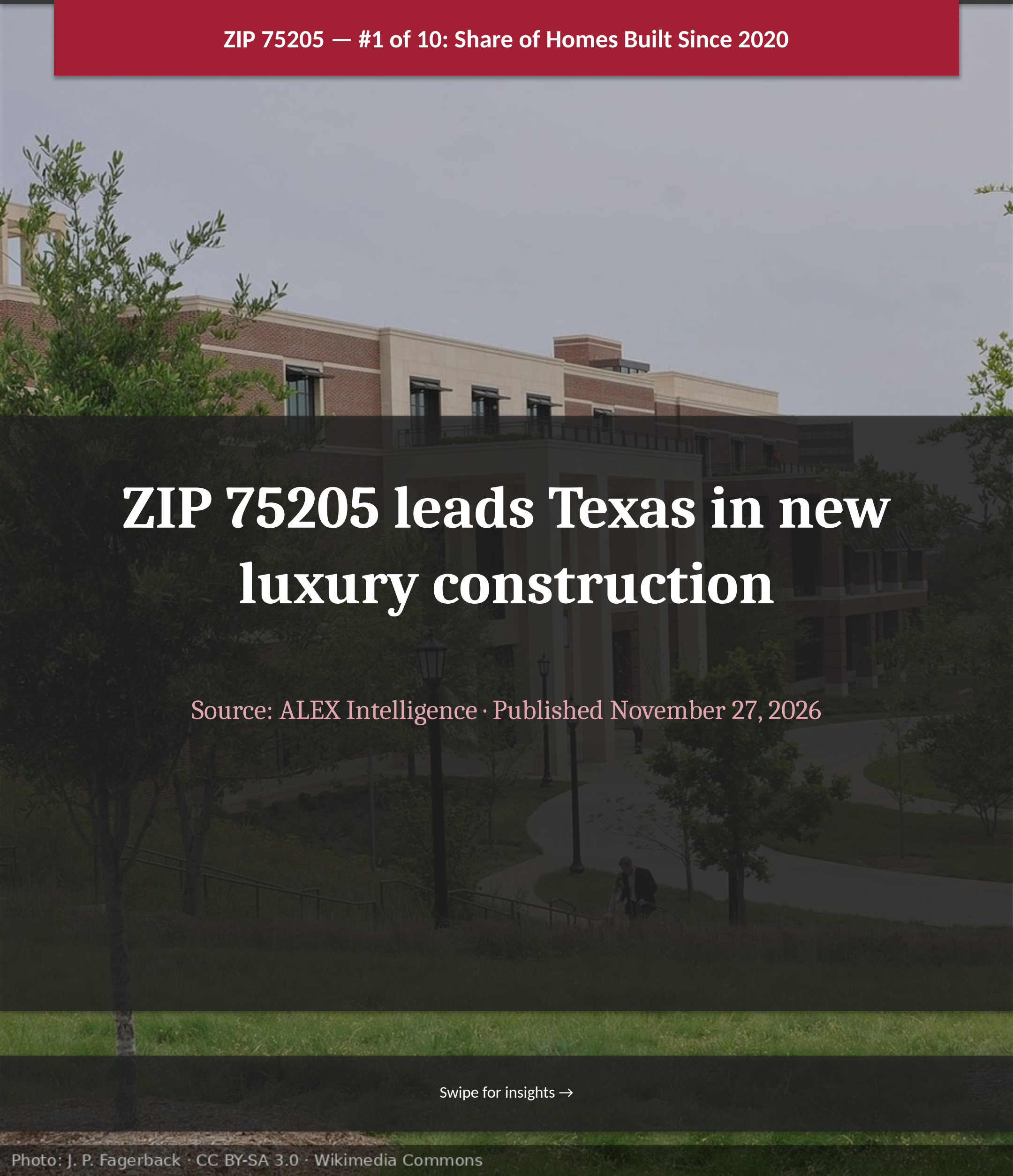
ZIP 75205 — #1 of 10: Share of Homes Built Since 2020



ZIP 75205 leads Texas in new luxury construction

Source: ALEX Intelligence · Published November 27, 2026

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THE DATA

6.4%

Share of Homes Built Since 2020

ZIP 75205 leads Texas among seven-figure ZIPs in new construction, with 6.4% of homes built since 2020.

This figure marks a structural shift in luxury market dynamics: the most sought-after high-end neighborhoods are not defined by age or heritage, but by recent development. The dominance of post-2020 builds suggests a deliberate strategy by developers to capture demand through modern design, smart-home integration, and updated infrastructure — all hallmarks of today's luxury buyer.



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/2026-11-27-luxe-luxe-new-stock-share-zcta-tx-luxury-deep

01

Newness is the new prestige

In the Texas luxury market, age no longer equates to value — newness does. ZIP 75205’s 6.4% share of post-2020 homes reflects a shift where prestige is tied not to historical lineage, but to innovation, efficiency, and contemporary aesthetics. This redefines what 'legacy' means in real estate: it’s not the past that matters, but the future-ready present.

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02

Demand drives construction, not vice versa

The data reveals a counterintuitive pattern: new construction isn’t merely a response to demand — it’s shaping it. With 6.4% of homes built since 2020, ZIP 75205 is not just attracting buyers; it’s setting the pace for what luxury looks like. This indicates a self-reinforcing cycle where developers lead the market by building what buyers haven’t yet named, creating aspirational benchmarks that others must now meet.

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