ZIP 76092 — #1 of 10: Median Gross Rent

ZIP 76092 leads Texas in luxury rental cost

Highest median gross rent in Texas — source: ALEX Intelligence, 2024

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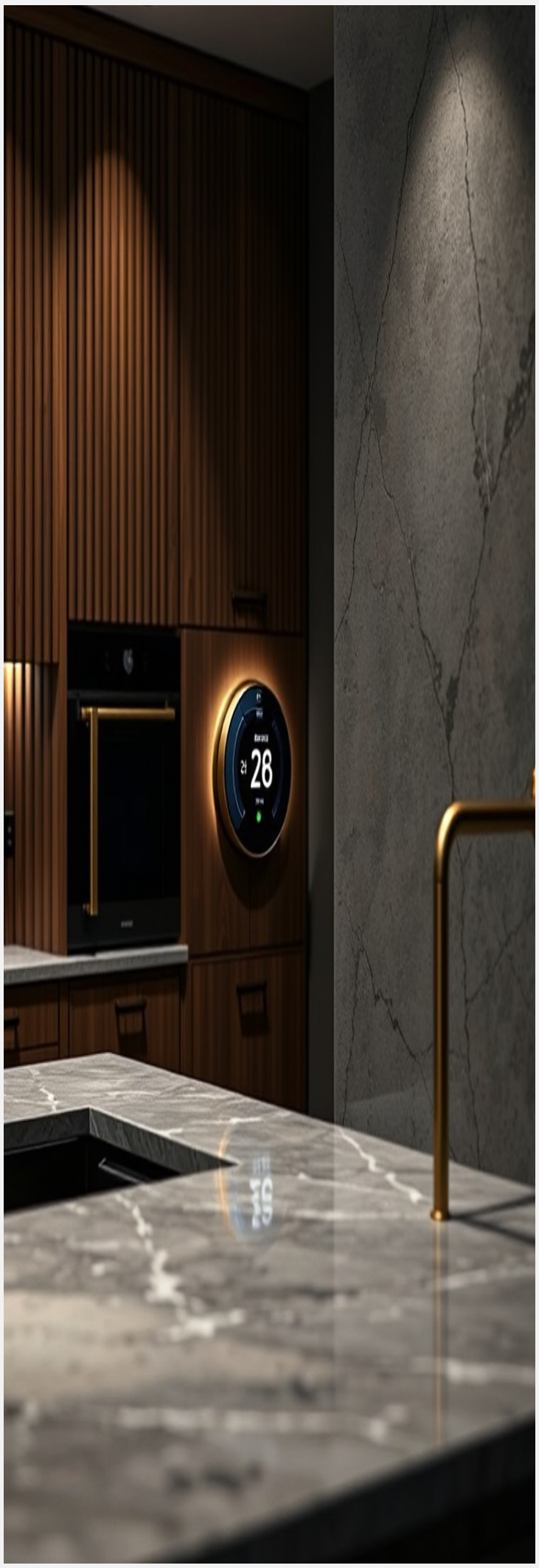
THE DATA

$3,501

Median Gross Rent (2024)

ZIP 76092 leads Texas in median gross rent among luxury ZIP codes.

This figure reflects the cost of owning and operating a high-end home in one of Texas' most exclusive markets. It underscores that luxury is no longer defined solely by purchase price, but by the sustained cost of living at the top tier. The data suggests that the premium of luxury is increasingly measured in recurring operational expense, not just initial investment.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-luxe-luxe-gross-rent-zcta-tx-luxury

01

Luxury is now a cost of living, not just ownership

As AI tools for maintenance, rent collection, and tenant communication become standard in elite portfolios, the cost of inefficiency is no longer just missed revenue—it’s a direct hit to the property’s ability to sustain its premium status.



02

The rent premium is a signal of exclusivity

In this new paradigm, the highest rents aren’t a sign of overvaluation—they’re a validation of scarcity, location, and demand. The market is pricing in not just space, but the intangible value of being in the right place at the right time.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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