

Top 10 Counties by Median Home Value — ALEX Intelligence 2026

Teton County Leads in Donatable Home Wealth

Where the highest home values fuel the largest philanthropic potential

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THE DATA

\$1,633,900

Median Home Value (2024)

Teton County's median home value tops all U.S. counties with a home value of \$1,633,900.

This figure is not just a marker of wealth—it is a structural enabler of real estate philanthropy. High appreciation in property values increases the tax-advantaged donation potential, especially for charitable remainder trusts and donor-advised funds. In Teton County, the sheer scale of home equity means that even modest donations of real estate can generate significant charitable impact.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-10-philanthropy-philanthropy-home-value-county-us-wealth>



01

Wealth Concentration Enables Scale

This dynamic suggests that philanthropy through real estate is not evenly distributed—it is geographically gated. The highest-value real estate markets are the most effective conduits for large-scale charitable giving, creating a feedback loop where wealth begets impact, and impact attracts more wealth.



02

The Hidden Cost of Exclusion

The data reveals a tension: the highest-value real estate markets are where philanthropy can do the most good, yet they are often the least accessible for new conservation or public benefit initiatives. This creates a counterintuitive outcome: the places with the greatest potential for real estate giving are also the most constrained in their ability to use it for broad public benefit.

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