

154.1% 5-Year Appreciation — ALEX Intelligence 2026

Gem County's 154.1% Surge

Fastest Appreciating Rural County in America — ALEX Intelligence 2026

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THE DATA

154.1%

5-Year Home Value Appreciation (2024)

Gem County leads the nation in rural home value growth over the past five years.

This surge is not a fluke of speculation but a measurable outcome of infrastructure investment and strategic land use shifts. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, reflects a structural transformation in how rural land is valued — no longer as static acreage, but as a dynamic asset class tied to emerging economic zones.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-land-land-g-home-value-county-us-rural>



01

Land Is Becoming a Strategic Asset

This is not about passive holding. It's about timing, access, and positioning. The fastest-growing rural markets are those where land use is being redefined by external investment — a trend already visible in Brownsville's SpaceX corridor and now mirrored in Gem County's rise.



02

Appreciation Without Equity

The lesson for multi-state rural markets is clear: growth must be paired with inclusion. Appreciation without equity is unsustainable.

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

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