

54.4% Seasonal Homes in Dukes County — ALEX Intelligence 2026

54.4% of Homes Are Seasonal in Dukes County

The Wealthiest Counties Don't Just Have Second Homes—They're Built on Them

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THE DATA

54.4%

Share of Homes Held for Seasonal Use (2024)

Dukes County leads the nation in seasonal housing, a trend that directly correlates with the concentration of donatable real estate wealth.

This figure isn't just about vacation homes—it reflects a structural alignment between non-primary residences and high-value, low-occupancy assets. These properties, often held in trusts or family estates, are ideal for charitable transfer due to their high appreciation and low maintenance cost. The seasonal nature reduces tax burden and increases donor control, making them uniquely suited for philanthropy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-philanthropy-philanthropy-seasonal-share-county-us-wealth>



01

Seasonal Use = Tax-Advantaged Legacy

This creates a feedback loop: the more seasonal the home, the more likely it is to be transferred with minimal tax exposure, amplifying its philanthropic utility.



02

The Donor-Advised Fund Advantage

This model turns seasonal homes into perpetually growing philanthropic assets, where the act of donation is not an end, but a strategic transfer of wealth across generations.



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