Top 10 Fastest-Appreciating 55+ Counties — ALEX Intelligence 2026

89.4% Appreciation in Top 55+ Counties

Top 10 fastest-growing 55+ markets — ALEX Intelligence, 2026

THE DATA

89.4%

5-Year Home Value Appreciation (2024)

The highest appreciation rate among U.S. counties with the highest share of residents aged 65+.

Pacific County leads the nation in 5-year home value growth among counties retirees favor — a staggering 89.4% increase from 2019 to 2024. This surge reflects a powerful shift: retirement destinations are no longer limited to traditional hotspots. Instead, remote, high-quality, and low-density counties with strong community identity are seeing explosive appreciation driven by aging-in-place demand and scarcity of available land.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-16-fifty-five-plus-fifty-five-plus-g-home-value-county-us-senior

01

Appreciation Is Driven by Scarcity, Not Just Demand

This data reveals a crucial mechanism: appreciation is not simply about population growth. It’s about supply constraints. The top 10 counties in this ranking are not just popular — they are geographically isolated, often with limited land available for new construction. This scarcity, combined with strong retiree migration, has created a pricing engine that rewards early entry and long-term hold. For active-adult investors, this suggests that the next wave of value creation will be in counties that are under-the-radar but possess natural or cultural exclusivity.

02

The New Frontier of Age-Restricted Housing

The fact that these high-appreciation counties are also among the most sought-after by retirees suggests that the future of age-restricted housing lies beyond traditional master-planned communities. These counties are proving that accessibility, single-level design, and maintenance-free living can thrive in non-traditional retirement zones — rural, mountainous, or desert-based — where land is scarce and zoning is restrictive. This opens the door for adaptive reuse and community-led development models that prioritize lifestyle over location branding.

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

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