Top-to-Median Home Value Gap: 2.6x — ALEX Intelligence 2026

2.6x Home Value Gap: Where Philanthropy Thrives

Teton County leads in donatable wealth inequality — a rare market engine for large-scale real estate giving.

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THE DATA

2.6x

Top-to-Median Home Value Gap (2024)

Teton County’s median home value is $1,633,900, nearly 2.6 times higher than the national median.

This extreme disparity is not just wealth concentration — it’s a structural condition that enables massive, tax-efficient charitable real estate transfers. When a small number of ultra-high-value homes exist alongside median-priced properties, the gap creates a natural pool of appreciated assets ideal for donation. This imbalance isn’t accidental; it’s a signature of markets where real estate is both a status symbol and a philanthropic instrument.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-16-philanthropy-philanthropy-spread-home-value-county-us-wealth

01

The Gap Is the Engine

The 2.6x gap in Teton County isn't just a number — it's a structural mechanism for philanthropy. High-value homes held long-term by affluent families create a reservoir of appreciated property with minimal cost basis. Donating these assets triggers a deduction equal to fair market value, avoids capital gains tax, and allows donors to redirect wealth without liquidating. This dynamic is most potent in markets where the median is low relative to the top tier — a condition that makes Teton County a rare case study in scalable, high-impact real estate philanthropy.

02

Inequality as a Philanthropic Catalyst

The deeper the gap, the greater the potential for tax-advantaged giving. Markets with a 2.6x disparity are not just wealthy — they're uniquely structured for donor-advised fund (DAF) growth, charitable remainder trusts (CRTs), and conservation easements. This suggests that the very inequality that fuels housing affordability crises also powers the next wave of strategic, large-scale philanthropy.

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