

#1 Median Income for 55+ Counties — ALEX Intelligence 2026

#1 Most Affluent 55+ County in America

Loudoun County leads with \$181,765 median income — ALEX Intelligence 2026

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THE DATA

\$181,765

Median Household Income (2024)

Loudoun County leads the nation in median household income for residents aged 55 and older.

This figure is not just a number—it reflects a concentration of high-income, high-education, and often tech-sector professionals who have reached retirement age in affluent, well-planned communities. These communities are not just places to live; they are ecosystems of economic resilience, with residents able to support premium amenities, healthcare access, and long-term maintenance without relying on public assistance.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-18-fifty-five-plus-fifty-five-plus-dem-median-income-county-us>



01

Wealth as a Design Imperative

This creates a self-reinforcing cycle: higher income supports better infrastructure, which attracts more high-income residents, further increasing property values and community quality. The result is a new class of 'premium 55+' communities that operate more like private enclaves than public housing models.



02

The Hidden Equity Divide

This isn't just about income—it's about access to the same kind of community infrastructure that defines 'best in 55+ real estate.' The data suggests that the 'best' is becoming a privilege of accumulated wealth, not just age, raising questions about inclusivity within the HOPA-exempt model.

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