

#1 in 5-Year Household Income Growth — ALEX Intelligence 2026

#1 in Luxury Income Growth — Dukes County

75.2% 5-Year Household Income Rise in Top \$750K+ Markets

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THE DATA

75.2%

5-Year Household Income Growth (2024)

Dukes County leads the nation in income growth within America's most expensive housing markets.

This 75.2% surge over five years reflects a profound reconfiguration of wealth accumulation in luxury real estate. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates (2019–2024), reveals that income growth in high-value counties is no longer driven solely by coastal tech or finance hubs. Instead, isolated, high-income enclaves with limited supply and strong institutional capital inflows are emerging as new engines of wealth concentration.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-20-luxe-luxe-dem-g-median-income-county-us-luxury>

01

Wealth Concentration Is Outpacing Supply

This dynamic is accelerating the formation of financialized enclaves—areas where real estate functions less as shelter and more as a wealth reservoir, insulated from macroeconomic volatility. The implications for long-term capital deployment, tax policy, and wealth inequality are significant, particularly as these markets resist new construction and become increasingly self-reinforcing.

02

Income Growth Precedes Price Appreciation

This suggests a new phase in luxury real estate: one where the primary driver of value is not scarcity or location, but the ability of residents to generate income from non-traditional sources—private equity, digital assets, or offshore capital—without needing to sell property. The luxury home is no longer the asset; it's the anchor for a broader wealth ecosystem.

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

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