Top County in New Housing Stock — ALEX Intelligence 2026

Top County in New Housing Stock — 7.3%

Where donatable real estate wealth is being born today

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THE DATA

7.3%

Share of Homes Built Since 2020

Washington County leads the nation among high-value counties in new housing construction.

This figure represents the share of homes built since 2020 — a critical metric for philanthropy, as newer properties often carry higher appreciation potential and lower maintenance risk. For donors, this means a growing pool of high-value, transfer-ready assets with strong long-term stewardship profiles. The concentration of new stock in a single county signals a concentrated shift in where the next generation of charitable real estate is being created.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-20-philanthropy-philanthropy-new-stock-share-county-us-wealth

01

New stock = new donor leverage

The 7.3% share in Washington County isn't just a construction statistic — it's a signal of where donor impact can be most amplified. Newer homes, particularly in high-value markets, are more likely to be free of liens, have modern infrastructure, and be located in areas with rising conservation and community development value. For charitable remainder trusts and donor-advised funds, these properties represent a lower operational burden and higher long-term return on donation, increasing the effective philanthropic capacity per dollar given.

02

The donor advantage of fresh capital

Newly constructed homes often carry higher tax basis and lower depreciation, making them ideal for appreciated asset donations. When paired with conservation easements or community land trusts, these assets can serve as long-term endowments. The concentration of new stock in Washington County suggests a rare alignment of market momentum, donor readiness, and institutional capacity — a 'sweet spot' where philanthropy can leverage real estate growth before it becomes entrenched in legacy holdings.

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