

Oldest Counties with Most Housing Wealth — ALEX Intelligence 2026

60 Years: The Oldest County in America

Jefferson County leads in median age among top-wealthy counties — ALEX Intelligence, 2026

THE DATA

60 years

Median Resident Age (2024)

Jefferson County, the oldest county in the top-wealthy cohort, holds the highest median age among U.S. counties with \$400K+ homes.

This age profile reflects decades of wealth accumulation and long-term residency. As homeowners approach retirement, their portfolios stabilize, and their focus shifts from growth to legacy. The concentration of long-term residents in high-value counties creates a powerful demographic tailwind for real estate philanthropy — especially in appreciated assets held for generations.

01

Age Drives Legacy, Not Just Wealth

This demographic shift is redefining the donor base: the next wave of philanthropy is not driven by new wealth, but by the transfer of legacy assets. As these individuals reach 70+, their estate planning becomes increasingly focused on tax-efficient, mission-driven real estate transfers — a trend already accelerating across the nation.

02

Donation Delays Are a Hidden Barrier

This lag undermines the very tax efficiency that makes real estate donations attractive. For the oldest counties, where donors are often nearing retirement, waiting 18 months to transfer appreciated property is not just inefficient — it risks undermining their intent. Modernizing the IRS SOI's real estate donation tracking system is not a technical upgrade; it's a necessity for unlocking the next phase of legacy-based giving.

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