

Fastest-Growing Philanthropy ZIPs — ALEX Intelligence 2026

45.0% Growth in Donatable Real Estate ZIPs

Fastest-growing high-value ZIPs for philanthropy — ALEX Intelligence, 2026

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THE DATA

45.0%

5-Year Population Growth (2024)

ZIP 34787 leads the U.S. in population growth among high-value ZIP codes.

This 45.0% surge in population over five years signals a critical shift in where wealth is forming — not just in established affluent areas, but in emerging markets with strong demographic momentum. As new residents settle into homes valued at \$500,000 or more, the pool of potential donated real estate expands rapidly. These ZIPs are not just growing in number — they are growing in donor capacity.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-25-philanthropy-philanthropy-dem-g-population-zcta-us-wealth>



01

Growth Creates Donor Capacity

The fastest-growing ZIPs aren't just new markets — they are becoming hubs of new wealth creation. Each new household represents not only a future donor but also a future source of appreciated real estate. For philanthropists, this means the window to deploy real estate gifts is opening earlier in a market's life cycle. Donors in ZIP 34787, for example, may now have a higher likelihood of realizing significant capital gains on their properties, making charitable remainder trusts and bargain sales more tax-efficient than ever.



02

Demographics Drive Long-Term Impact

Population growth in high-value ZIPs is not random — it reflects broader economic and lifestyle shifts. These areas are attracting professionals, entrepreneurs, and remote workers who value both mobility and legacy. For philanthropy, this means donated real estate in these ZIPs is likely to be used for long-term, mission-driven purposes: education hubs, conservation projects, or community centers. The growing population ensures that such properties remain relevant and impactful for decades, not just years.

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