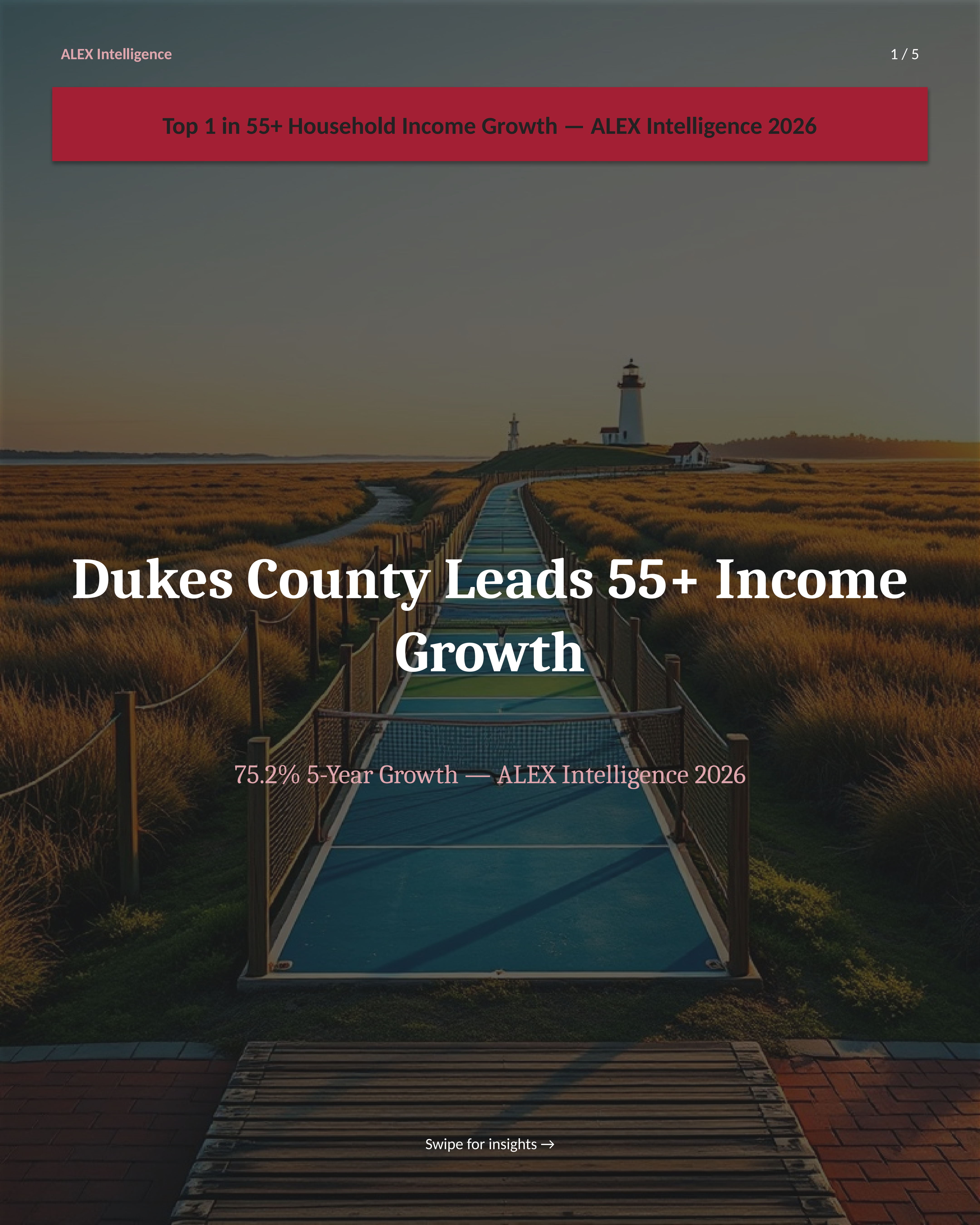

Top 1 in 55+ Household Income Growth — ALEX Intelligence 2026

Dukes County Leads 55+ Income Growth

75.2% 5-Year Growth — ALEX Intelligence 2026

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THE DATA

75.2%

5-Year Household Income Growth (2024)

Dukes County recorded the highest 5-year household income growth among all U.S. counties with a 55+ population.

This surge in income is not driven by population influx, but by the increasing value of existing assets — particularly real estate and retirement savings — held by long-term residents. The data reveals that aging populations in remote, low-density counties are experiencing wealth concentration, not just income increases.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-fifty-five-plus-fifty-five-plus-dem-g-median-income-county-us

01

Wealth Growth Is Decoupling from Migration

For investors and operators, this means that the most valuable 55+ markets may be the ones that are least visible on the real estate radar — places where residents have built generational equity, not just relocated for a lifestyle.

02

The Equity Trap Is Real

The implication for policy and development is clear: programs that help lower-wealth seniors access equity — such as reverse mortgages, community land trusts, or tax relief — are not just financial tools but essential equity mechanisms in a system where wealth is increasingly concentrated in aging homeowners.

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

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