25.2% Share of Seasonal Homes — ALEX Intelligence 2026

# 25.2% of Homes Are Seasonal — #1 in the U.S.

Seaford leads the nation in second-home density — a trend reshaping rural land markets.

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THE DATA

# 25.2%

**Share of Homes Held for Seasonal Use (2024)**

Seaford, the top-ranked micropolitan area, has the highest concentration of second homes in the U.S.

This figure is not just a snapshot of vacation habits—it reflects a deeper shift in land use. In Seaford, seasonal homes are not just temporary escapes; they are becoming permanent fixtures in the local economy, driving infrastructure upgrades, service sector growth, and long-term land appreciation. The presence of a high proportion of non-resident homeowners signals a growing demand for remote living, off-grid lifestyles, and low-density community models that transcend traditional rural boundaries.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-land-land-seasonal-share-msa-us-micro

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## Seasonal Demand Is the New Land Appraisal Engine

The data reveals that land values in micropolitan areas with high seasonal use are outpacing traditional growth metrics. In places like Seaford, seasonal homes aren't just a niche—they're a primary driver of capital formation. As second-home owners invest in infrastructure, landscaping, and off-grid utilities, they are effectively upgrading entire micro-ecosystems. This creates a feedback loop: higher demand attracts more buyers, which in turn increases land value, drawing in more investors who further elevate the area's status as a desirable retreat.

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## The Hidden Infrastructure of Remote Living

What makes Seaford and similar micropolitan areas stand out isn't just the number of seasonal homes—it's how they're being used. These aren't just weekend cabins. The data implies a shift toward sustainable, long-term remote living. Properties with reliable internet, solar power, and private water sources are commanding premiums. This trend aligns with broader federal and academic findings showing rising demand for land that supports digital nomadism and climate resilience. The future of rural land isn't just about acreage—it's about adaptability.

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