

Top 1 Owner-Occupied Senior Counties — ALEX Intelligence 2026

91.6% Owner Occupancy in Top Senior Counties

Leelanau County leads the nation in owner-occupied housing wealth among older populations

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THE DATA

91.6%

Owner Occupancy Rate (2024)

Leelanau County, Michigan, leads the nation in owner-occupied housing among older populations with the highest housing wealth.

This 91.6% owner-occupancy rate in Leelanau County is not just a demographic fact—it's a structural advantage for philanthropy. High owner occupancy among seniors correlates directly with concentrated, stable, and appreciated real estate assets, creating a fertile ground for charitable real estate transfers. When homeowners are deeply rooted in their properties, they are more likely to consider long-term legacy planning through donations, trusts, or conservation easements.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-28-philanthropy-philanthropy-owner-share-county-us-wealth-senior>



01

Stability Fuels Strategic Giving

For philanthropy, this is a structural advantage: assets are not only valuable but also legally and emotionally tied to the donor, making them more likely to be transferred through formal, tax-efficient mechanisms rather than sold or passed through probate.



02

Wealth Without Displacement

In essence, the same demographic and economic conditions that make a county resilient to market volatility also make it uniquely suited for sustainable, place-based philanthropy through real estate.

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