83.6% Single-Family Detached — ALEX Intelligence 2026

83.6% Single-Family Detached — #1 in U.S.

East Stroudsburg leads the nation in single-family dominance

THE DATA

83.6%

Share of Homes That Are Single-Family Detached (2024)

East Stroudsburg, Pennsylvania, holds the highest share of single-family detached homes among all U.S. micropolitan areas.

This figure is not just a structural oddity—it reflects a deep-seated preference for standalone ownership that aligns with long-term land stewardship, low-density living, and capital preservation. In rural and micro-urban markets, such dominance often signals a lack of high-rise development pressure and strong cultural attachment to private land use. The persistence of this model in a national context suggests that decentralized land ownership remains a core American ideal, even as urban cores evolve.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-29-land-land-single-family-share-msa-us-micro

01

Land as Legacy, Not Just Asset

The 83.6% figure in East Stroudsburg is not an anomaly—it's a signal. In Texas, North Carolina, and Alabama, where land values remain resilient, this pattern echoes a broader trend: buyers aren't just investing in property; they're securing generational continuity. The dominance of single-family homes correlates with rising interest in conservation easements, recreational use, and long-term lease agreements—especially in non-urban counties where land is still available in meaningful parcels. This is not a passive market; it's a cultural and economic infrastructure built on permanence.

02

Rural Resilience Through Simplicity

In markets like East Stroudsburg, where single-family homes dominate, the real estate system operates on a low-complexity model: fewer HOAs, less regulatory overhead, and fewer shared infrastructure costs. This simplicity is a competitive advantage in rural areas where maintenance and access are logistical challenges. As investors and families alike seek stability amid economic volatility, this model offers a durable alternative to high-density, high-maintenance urban living. The data suggests that the most resilient rural markets aren't those with the most development—they're those with the most enduring ownership patterns.

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

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