

Top 10 Counties: 5-Year Household Income Growth — ALEX Intelligence 2026

52.4% Income Growth in Legacy Senior Counties

Top 10 U.S. counties with high home values and aging populations

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THE DATA

52.4%

5-Year Household Income Growth (2024)

Leelanau County leads the nation in household income growth among high-value senior counties.

This surge in income within aging, high-wealth communities signals a shift: philanthropy is no longer just about transferring assets, but capitalizing on sustained income growth in established, mature markets. These counties are becoming hubs not just of wealth, but of wealth momentum.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-philanthropy-philanthropy-dem-g-median-income-county-us-wealth-senior>



01

Wealth Momentum Fuels Philanthropy

This trend suggests that the most effective real estate philanthropy is not reactive, but anticipatory—targeting counties where income is accelerating in tandem with aging populations, creating a feedback loop where wealth begets giving, and giving supports community resilience.

02

Income Growth Outpaces Appreciation

For philanthropy, this means that real estate-based giving is increasingly supported by living income—donors can give more not because assets grew, but because their income did. This shifts the calculus from capital gains to sustainable income streams, making CRTs and donor-advised funds even more effective tools in these markets.



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