

#1 Median Income in Senior-Wealthy Counties — ALEX Intelligence 2026

\$109,985 Median Income in Top Senior Counties

James City County leads the nation in wealth among older, high-value housing areas

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THE DATA

\$109,985

Median Household Income (2024)

James City County leads the nation in median household income among counties with high 65+ populations and home values over \$400,000.

This figure reflects a concentration of long-term wealth in communities where homeownership is deeply entrenched and real estate has appreciated substantially over decades. These are not new-money enclaves—these are places where generational equity has been built, preserved, and is now being leveraged for philanthropy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-philanthropy-philanthropy-dem-median-income-county-us-wealth-senior>



01

Wealth is not just inherited—it's activated

Donors in these counties are not reacting to tax policy; they are acting on a deep cultural alignment between wealth, place, and purpose.



02

Philanthropy is now a capital asset class

This is not about tax avoidance. It is about the convergence of long-term asset ownership, environmental stewardship, and institutional trust. The Harvard Charles River campus initiative is not an outlier—it is the model emerging from places like James City County, where land is seen as a living legacy.

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