

82.1% Owner Occupancy — #1 in U.S. Luxury Counties

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Dukes County leads the nation in long-term luxury ownership, signaling a shift from speculation to legacy-building.

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THE DATA

82.1%

Owner Occupancy Rate (2024)

Dukes County leads all U.S. counties with a median home value of \$1M+ in owner occupancy.

This figure represents a structural preference for permanent residence over short-term rental or investment use. The data, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a growing trend among high-net-worth individuals to anchor their wealth in place rather than treat luxury homes as liquid assets.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-luxe-luxe-owner-share-county-us-luxury-deep>



An aerial, isometric-style illustration of a sprawling luxury estate. The property features multiple large, multi-story houses with gabled roofs and stone accents, some with lit-up windows. A winding path or driveway cuts through the estate, connecting different sections. In the foreground, a large, modern kitchen island with a marble countertop and a sink is visible. A drone is flying in the sky above the estate. The entire scene is overlaid with a semi-transparent dark red filter.

01

Luxury Ownership Is Becoming Legacy-Driven

It also implies that future supply growth will be driven by inheritance and estate planning, not just new construction. This structural change favors markets with strong cultural continuity and generational wealth retention.



02

Speculation Is Losing Ground to Stewardship

This trend aligns with broader macroeconomic shifts: rising interest rates and tighter capital access are making speculative models less viable, while long-term value retention is increasingly prioritized. The luxury market is not just surviving volatility—it is redefining what value means.

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