

REAL ESTATE

## Previous US presidents prefer coastal dwellings as second homes: report

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George H.W. Bush, like so many other presidents, enjoyed a second home by the sea. Image credit: Instagram

By EMILY IRIS DEGN

In honor of Monday's observance, real estate platform and second-home property company Pacaso has released new data detailing the top second-home markets by U.S. presidential preference.

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Analyzing American destinations where presidents have owned or currently own these homes, the report looked at the top seven most lucrative counties. According to the data, it is clear that coastal regions reign supreme, as luxury homes that share a county with presidential homes have increased the most in value by the sea.

Sea to see

Of the seven most valuable second presidential properties, six are by the ocean.

Santa Barbara County came out on top, as the highest luxury value increase year-over-year was 20.55 percent, comparing 2022 to 2021. The county is home to the city of Goleta, which is where Reagan Ranch is situated second home to president Ronald Reagan.

7 U.S. Presidents' Second Home Destinations Luxury Home Appreciation					
RANK	COUNTY	PRESIDENT	PRESIDENTIAL SECOND HOME CITY	HOME VALUE % CHANGE YEAR OVER YEAR	AVERAGE LUXURY HOME VALUE
01	Santa Barbara County, California	Ronald Reagan	Goleta	20.55%	\$2,249,471
02	Barnstable County, Massachusetts	John F. Kennedy	Hyannis Port	19.73%	\$1,247,645
03	Riverside County, California	Gerald Ford	Rancho Mirage	19.61%	\$851,481
04	McClennan County, Texas	George W. Bush	Crawford	18.98%	\$512,931
05	Sussex County, Delaware	Joe Biden	Rehoboth	18.27%	\$778,373
06	York County, Maine	George H.W. Bush	Kennebunkport	17.16%	\$784,686
07	Dukes County, Massachusetts	Barack Obama	Martha's Vineyard	11.11%	\$2,590,922

Pacaso's report reveals that six out of the top seven performing counties are coastal. Image credit: Pacaso

The third highest-performing county is also in California, being home to the second home of Gerald Ford. His

Rancho Mirage home is set in Riverside County, where luxury homes experienced a 19.61 percent value rise in 2022 from 2021.

On the east coast, Massachusetts also proved to be very lucrative for luxury homeowners. Barnstable County in coastal Massachusetts, the county featuring the seaside town of Hyannis Port, came in second place in the report's rankings.

The town saw a 19.73 percent value increase among luxury homes, establishing it as a strong place to grow roots or invest in. It is the second home to John F. Kennedy's family, whose famed three-house Kennedy Compound overlooks Nantucket Sound.

Also in Massachusetts is the second home of Barack Obama, situated in the exclusive community of Martha's Vineyard. The wealthy town is in Dukes County, which saw an 11.11 percent value increase, landing it in the seventh spot on the ranking list.



*The Kennedy family spent summers in Cape Cod at the Kennedy Compound. Image credit: Instagram*

California and Massachusetts have similar draws, allowing for ex-presidents to both slow down and stay in the know. Both states are filled with nature and are either home to or nearby urban hubs.

California boasts sparkling coasts, wildflower-blanketed hills, a tropical climate, National Parks and many bioregions to explore. It is also home to large cities such as Los Angeles and San Francisco, offering celebrities and politicians alike a tether to the public while still enjoying the slow pace that nature-dominated spaces offer.

Massachusetts' coastal communities also offer seaside views and space to relax, all with Boston and other large east coast cities being nearby. Washington D.C. is also within driving distance, making it ideal for ex-presidents who want to stay involved in politics while also stepping back to get in touch with a laid-back version of living.

Also on the list is McClennan County, Texas in fourth place, Sussex County Delaware coming next and York County, Maine in sixth. The counties are the second homes to George W. Bush, Joe Biden and George H.W. Bush respectively all of which are coastal, except for McClennan County.

Nature of luxury homes

Nature is becoming more and more of a draw in an increasingly populated real estate market.

As urban hubs become more saturated, wealthy buyers are looking to move out to more nature-centric locations. In 2022, counties that are home to national or state parks saw the biggest growth in second-home purchases ([see story](#)).

As California is home to the biggest number of national parks with nine situated in the state, it makes sense that so many presidents are flocking to the region. To date, 70 percent of the most expensive zip codes are located there, signaling the affluence of the market ([see story](#)).



*California and other coastal regions around the country is home to a large number of affluent buyers, while also being on the front lines of the climate crisis, bringing the question of stability into account. Image credit: Coldwell Banker*

While climate change continues to threaten these much sought-after destinations, the coastal regions of the country may not always keep their luster. Increased erosion, devastating storms and flooding events have already been wreaking havoc across the world.

However, the affluent may continue to move to these risk zones, as wealthy communities tend to fare better than other communities in climate emergencies due to stronger infrastructure something that will have to be a priority for developers going forward if the coast is to continue its reign.

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