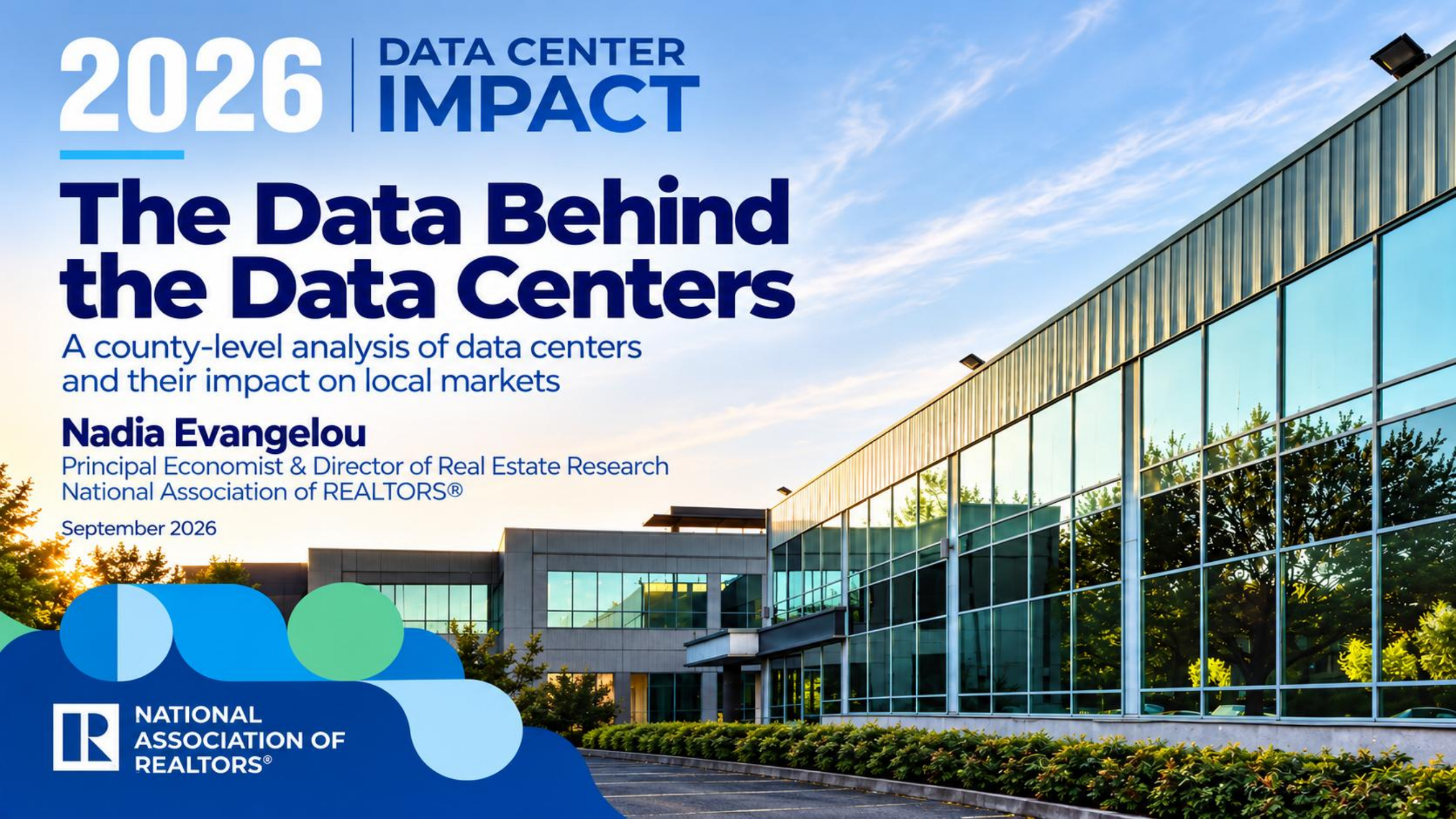




2026 | DATA CENTER
IMPACT

The Data Behind the Data Centers

A county-level analysis of data centers
and their impact on local markets

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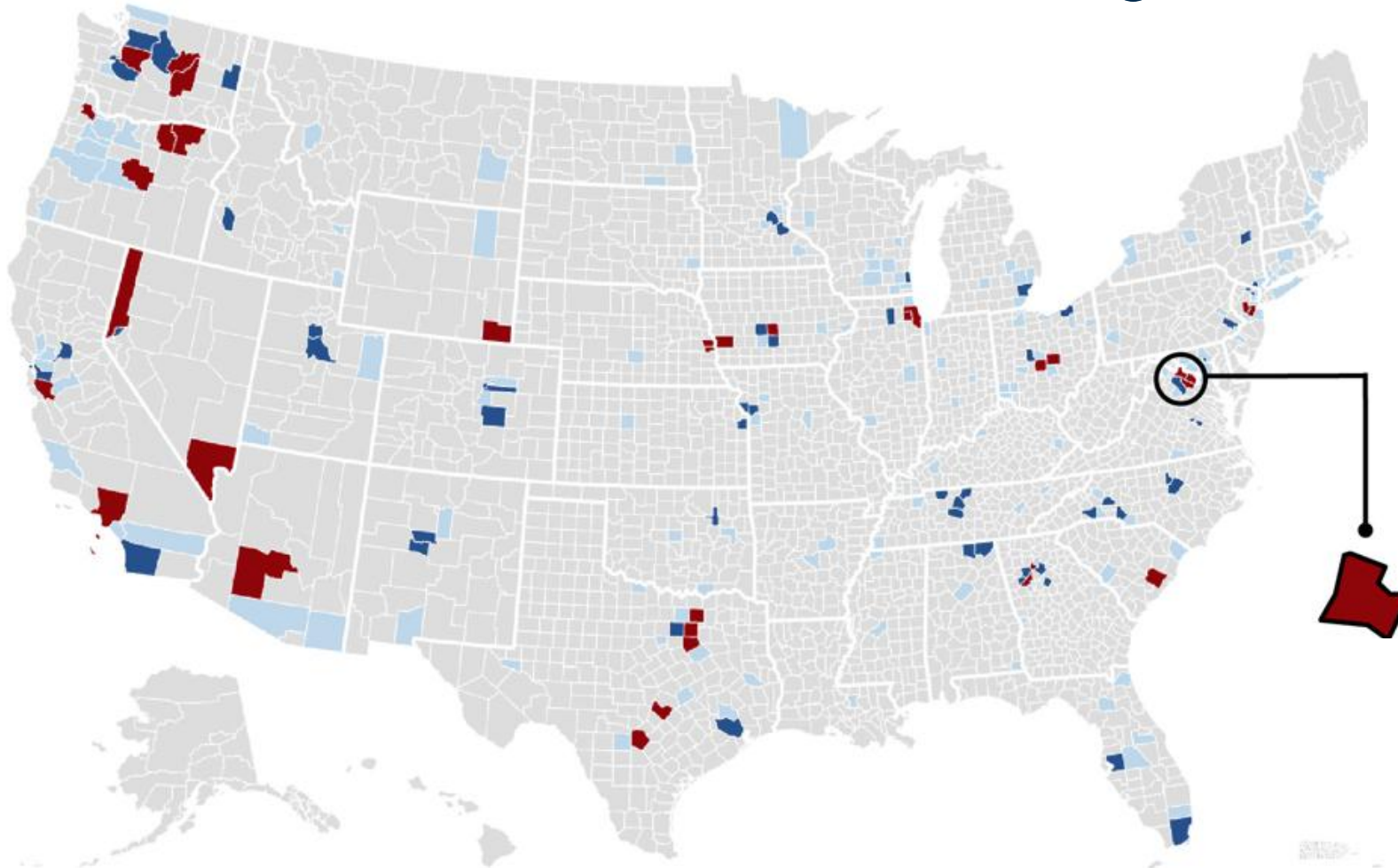


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Data centers are very concentrated

1,474 mapped data centers across 47 states and 251 counties

○ 1-2 facilities ● 3-9 facilities ● 10+ facilities



1,474
facilities

251
counties

92%
of U.S. counties
have no data
centers

only 1%
have 10 or more

Where data centers concentrate and where they're growing

Top 5 states

State	Facilities 2026	Campus M sf	Net 2025-2026
Virginia	319	57.0	+27
Texas	127	21.3	+35
California	112	0.2	+18
Oregon	109	36.0	+15
Ohio	91	63.9	+35

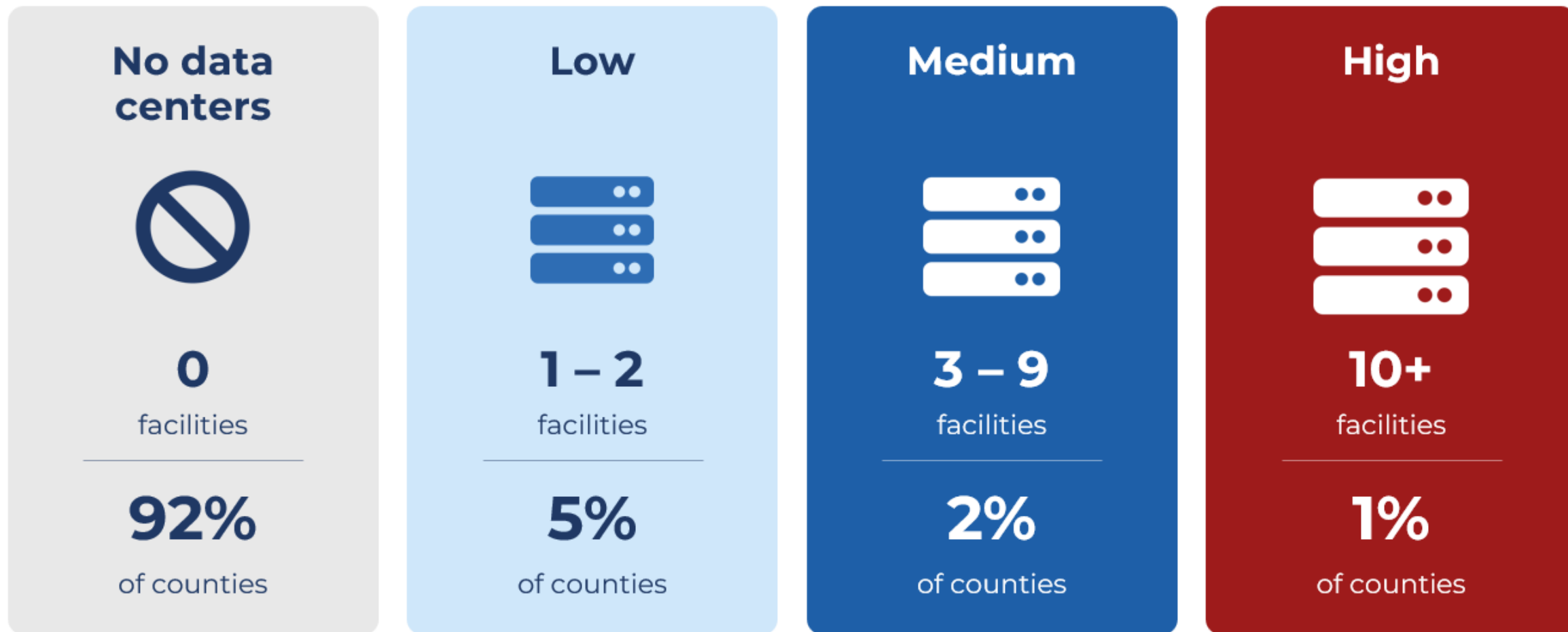
Top 5 counties

County	Facilities 2026	Net 2025-2026
Loudoun, VA	213	+14
Santa Clara, CA	75	+14
Maricopa, AZ	63	+9
Prince William, VA	63	+5
Grant, WA	39	+1

Ohio has the largest campus footprint of any state, 63.9M sq ft, ahead of Virginia (57.0M), even though Ohio ranks 5th in facility count. Its buildout favors a few very large campuses, and it added the most facilities of any state (+35, tied with Texas).

Our county categories

Counties are grouped by the number of data center facilities

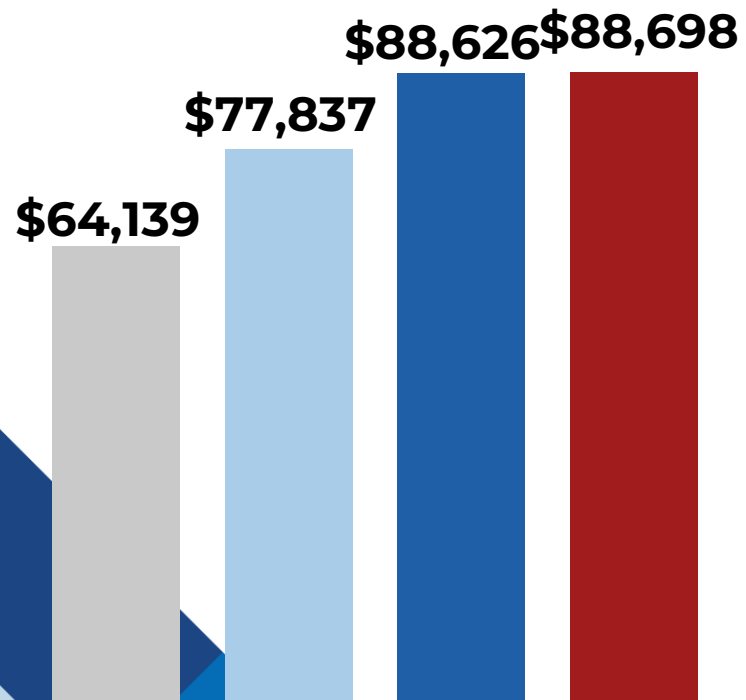


Who lives in data center counties

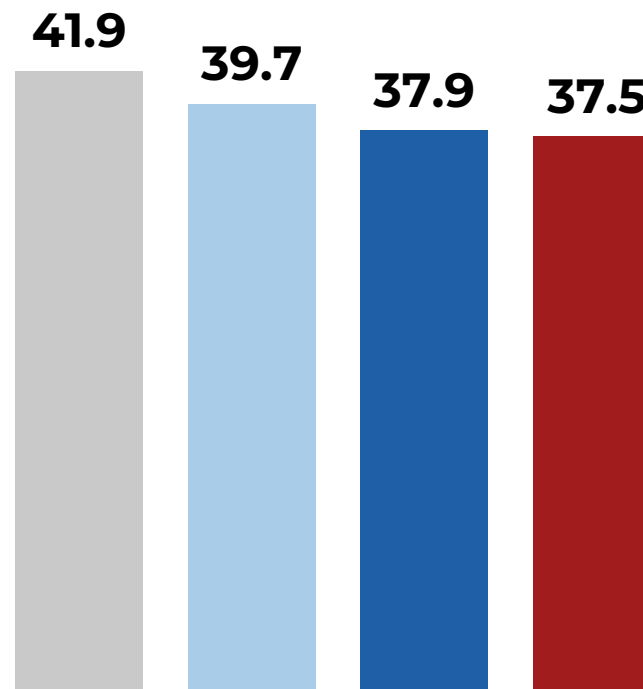
Data center counties tend to have higher incomes, higher educational attainment and younger people

■ No data centers ■ Low (1–2) ■ Medium (3–9) ■ High (10+)

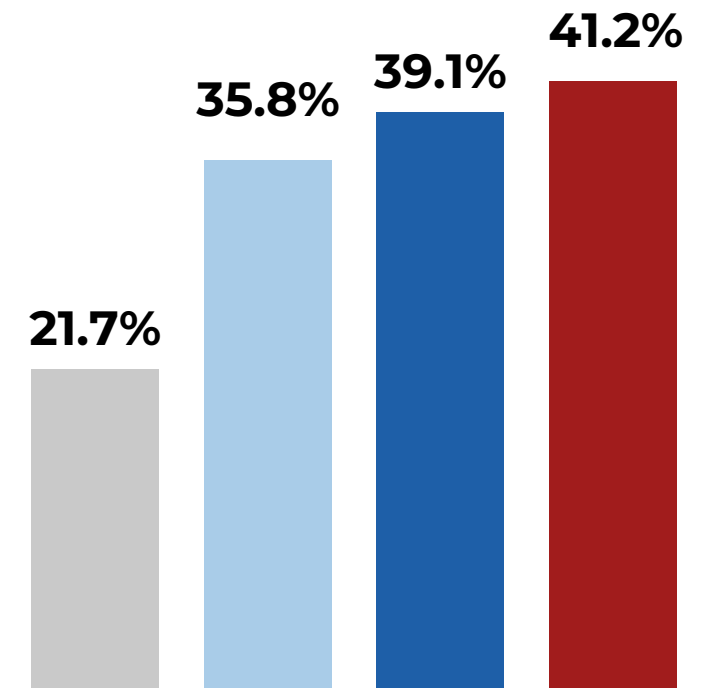
Median household income



Median age

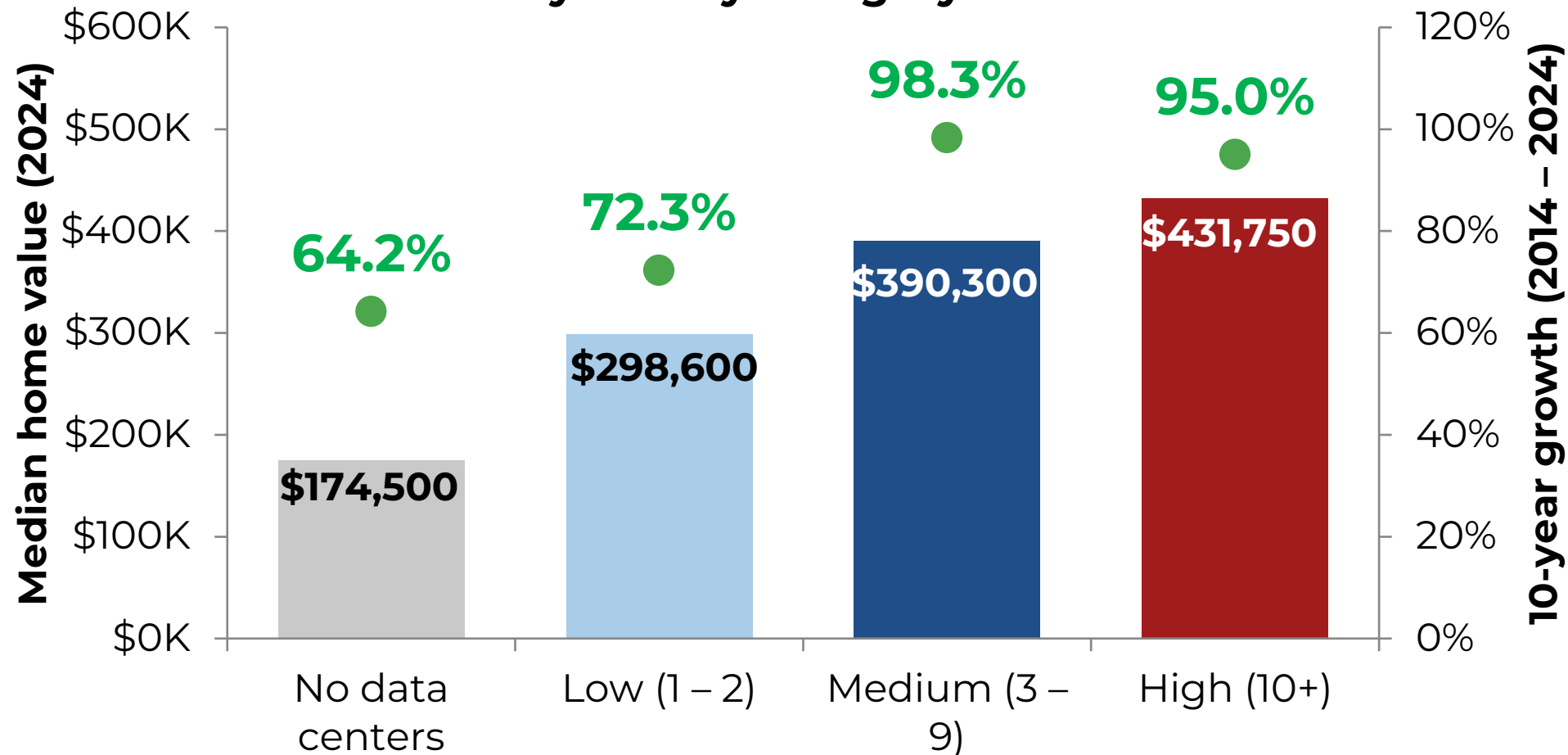


Bachelor's degree or higher



Home values rise with data center concentration

Home values and home price appreciation
by county category



2.5x

higher home prices

in counties with 10+ facilities

+31pts

faster 10-year price growth

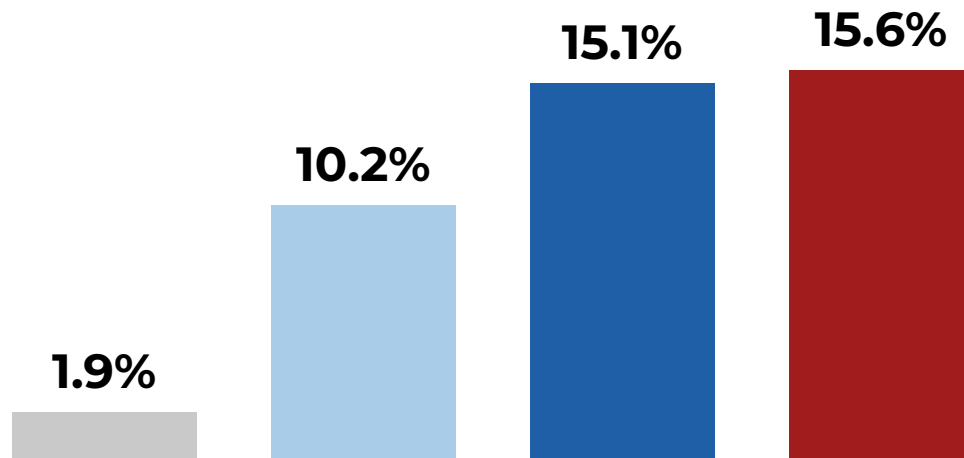
in counties with 10+ facilities

Employment growth in data center counties

Counties with data centers added jobs far faster over the decade, up to 16% versus 2% where there are none.

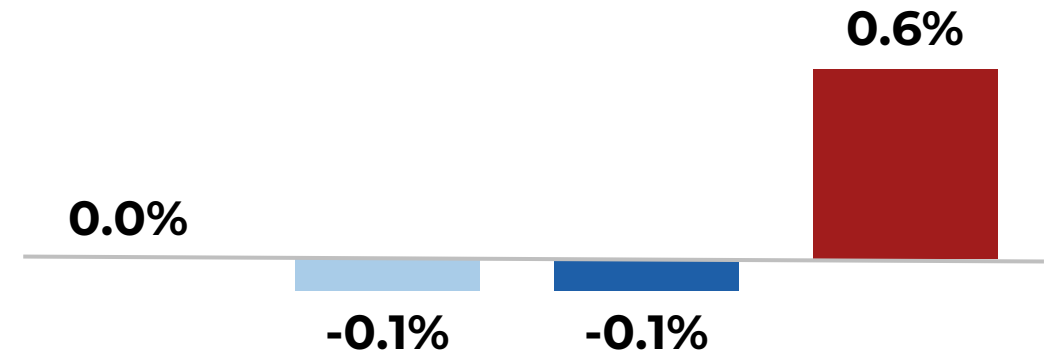
■ No data centers ■ Low (1–2) ■ Medium (3–9) ■ High (10+)

Long-term growth (2014–2024)



8x
faster employment growth
in counties with 10+ facilities

Recent growth (2024–2026)

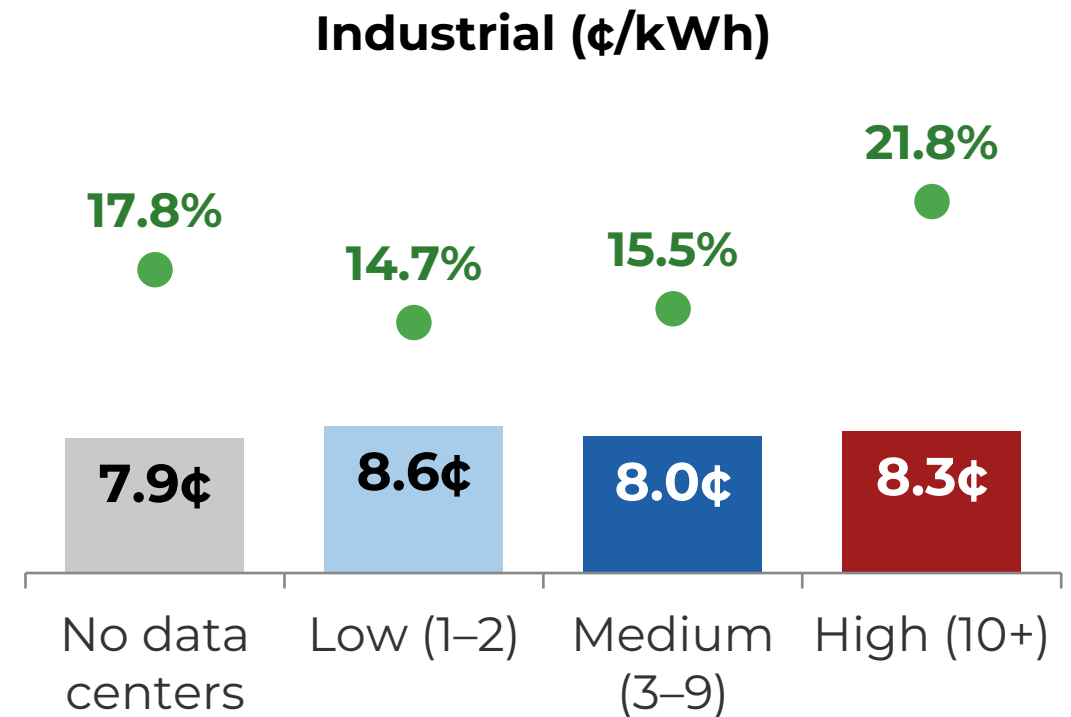
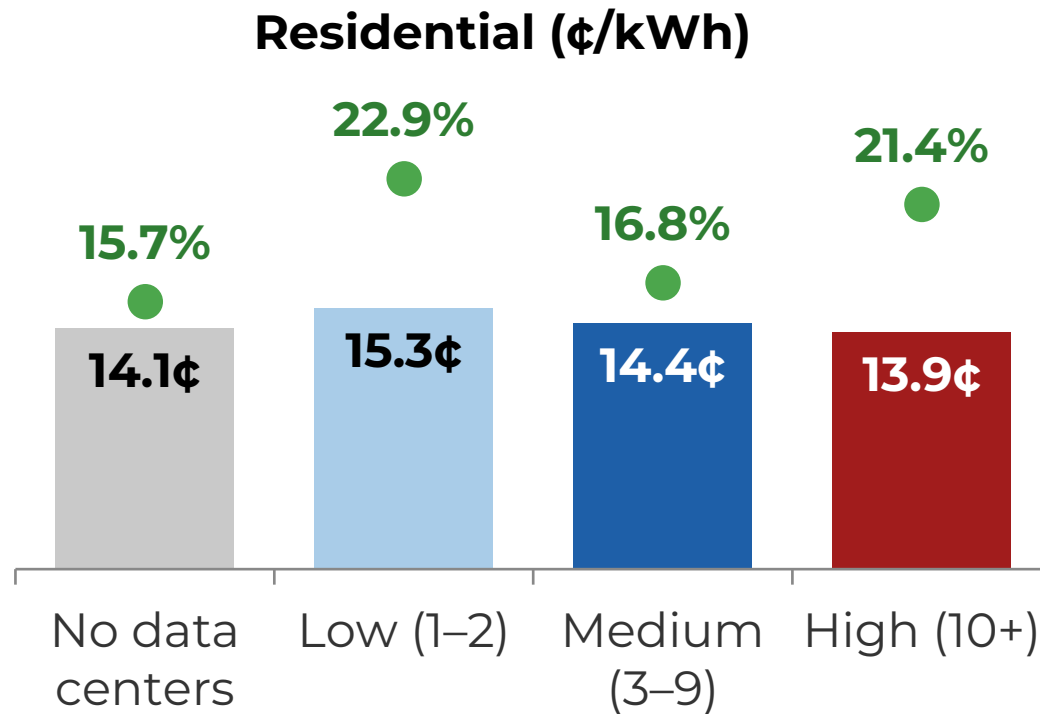


Recent growth (2024–2026) has flattened everywhere. Only the densest tier remains slightly positive (+0.6%).

Electricity costs in data center counties

Residential rates grew faster in the counties with data centers. However, densest counties (13.9¢) continue to pay slightly less than counties with none (14.1¢).

■ No data centers ■ Low (1–2) ■ Medium (3–9) ■ High (10+)



There is no single data center market

Different Markets, different reasons for data center growth



Loudoun County, VA

Data centers
213

Median home value
\$743,800

Median household income
\$181,765

Employment change (2014–2024)
+30.4%



Santa Clara County, CA

Data centers
75

Median home value
\$1,490,600

Median household income
\$164,281

Employment change (2014–2024)
+4.9%



Licking County, OH

Data centers
34

Median home value
\$275,200

Median household income
\$84,426

Employment change (2014–2024)
+7.5%



Bexar County, TX

Data centers
33

Median home value
\$262,200

Median household income
\$72,341

Employment change (2014–2024)
+20.9%



Grant County, WA

Data centers
39

Median home value
\$299,500

Median household income
\$73,267

Employment change (2014–2024)
+5.8%

How this analysis can help with your buyers

Use the data to have more data-driven conversations, especially when the buyers have concerns about data centers



Put concerns in context

- Counties with a large data center presence generally have strong housing markets, with higher home values, and solid long-term growth.
- A data center alone does not mean lower home values.



Look at the individual property

- County-level results are only the starting point.
- Distance, visibility, transmission lines, zoning, and surrounding land use can all matter for a specific property.



Use local market data

- Look at recent neighborhood sales, prices, days on the market and buyer demand.
- Use actual local data, not assumptions, to understand how the market is performing



Help buyers ask the right questions

- What is already there or proposed?
- How close is it to the property?
- What infrastructure will be added (power, water, roads)?
- What does the zoning allow?

THANK YOU.



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