

Top 10 Counties with Highest Single-Family Share in 55+ Communities — ALEX Intelligence 2026

87.6% Single-Family Homes in Top 55+ Counties

Top 10 counties where retirees live, ranked by detached housing share

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THE DATA

87.6%

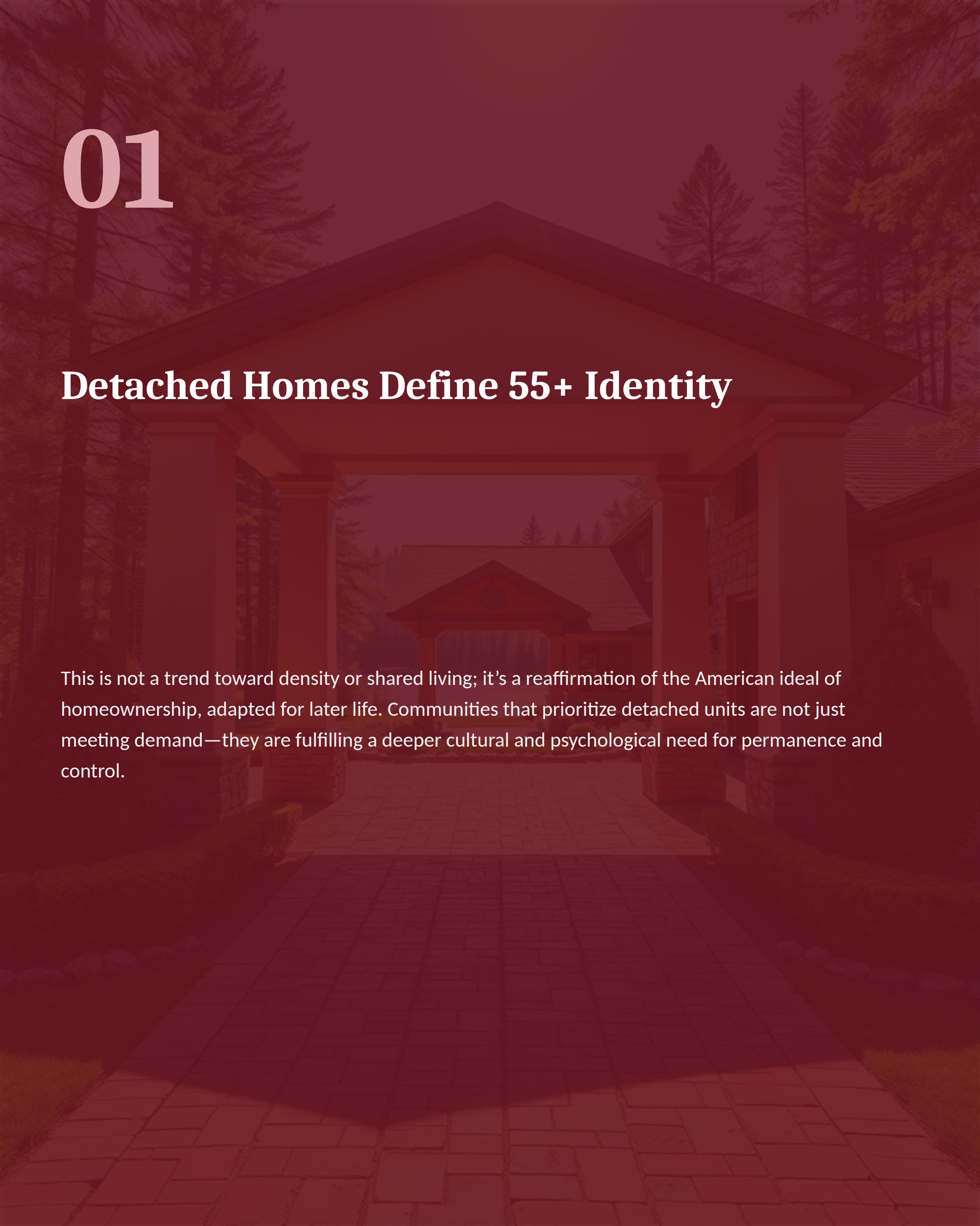
Share of Homes That Are Single-Family Detached (2024)

In the top 10 U.S. counties with the highest 65+ population share, Ogemaw County leads with the highest concentration of single-family detached homes.

This data from ALEX Intelligence's new analysis reveals that the most sought-after communities for retirees are not just age-restricted but also built around the single-family detached model. The preference is not incidental—it reflects a deep-seated desire for autonomy, privacy, and control over one's living environment, especially in later life stages.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-10-fifty-five-plus-fifty-five-plus-single-family-share-county-us-senior>





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Detached Homes Define 55+ Identity

This is not a trend toward density or shared living; it's a reaffirmation of the American ideal of homeownership, adapted for later life. Communities that prioritize detached units are not just meeting demand—they are fulfilling a deeper cultural and psychological need for permanence and control.



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The Design Imperative Is Physical

This has implications for builders, architects, and investors: the most resilient 55+ communities will be those that embed the single-family detached model into their foundational design, not as a default, but as a deliberate response to a proven demographic preference. The future of age-restricted housing is not in shared spaces—it's in the quiet autonomy of a single home, built for life, not just retirement.

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