

57.7% Aged 65+ — #1 Oldest County in America

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Sumter County leads the nation in senior population share — a benchmark for
55+ housing demand

THE DATA

57.7%

Share Aged 65 and Over (2024)

Sumter County leads the nation in the share of residents aged 65 and over.

This figure is not a statistical outlier—it reflects a structural shift in where older Americans are choosing to live. With nearly 6 in 10 residents in Sumter County aged 65 or older, the community has evolved into a living testbed for age-restricted housing models, accessibility infrastructure, and long-term care integration. The concentration of older adults in such a high proportion challenges the scalability of traditional 55+ community designs.

01

Compliance Is Falling Behind Demand

Despite the legal requirement under the Housing for Older Persons Act (HOPA), nearly half of age-restricted communities lack formal age-verification protocols. In Sumter County, where over half the population is 65+, this creates a systemic risk: communities that claim to be '55+' may not legally qualify. The data shows a growing disconnect between identity and compliance—what's marketed as a retirement enclave may not meet federal standards, exposing residents and boards to legal exposure.

02

Design Lags Behind Demographics

The same communities with the highest senior population share are also the most likely to have outdated infrastructure. Many 55+ communities still prioritize aesthetics over accessibility, offering multi-level homes and narrow doorways. This creates a paradox: the oldest counties are also the least equipped to support their own residents.

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