

Oldest Housing Stock in the Midlands — ALEX Intelligence 2026

Forest Acres: Oldest Housing Stock in the Midlands

Ranked #1 in median home age — 59 years — ALEX Intelligence 2026

Swipe for insights →

THE DATA

59 years

Median Home Age (2024)

Forest Acres has the oldest housing stock in the Midlands, a distinction that signals deep-rooted neighborhood stability.

The median home age of 59 years in Forest Acres reflects decades of entrenched community identity and long-term residency patterns. This stability is not a sign of decline, but of resilience—homes that have weathered economic shifts, population changes, and infrastructure upgrades without being replaced. In a region experiencing rapid new construction, such longevity underscores a rare continuity in urban fabric.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-columbia-sc-median-home-age-place-mkt>



01

Age as a Competitive Advantage

These mature neighborhoods offer proven infrastructure, established tree canopies, and mature utility networks—features that are costly and time-consuming to replicate in new builds. Investors and developers targeting long-term value should view age not as a liability, but as a signal of infrastructure maturity and community cohesion.



02

The Paradox of Urban Renewal

While new construction dominates headlines, the oldest neighborhoods are quietly becoming the most valuable. Their stability reduces tenant turnover, supports higher property tax bases, and attracts families seeking reliable communities. As AI-driven predictive maintenance systems roll out in public housing (HUD, 2026), older neighborhoods with well-documented histories of upkeep may be prioritized for smart infrastructure upgrades. This could lead to a revaluation of 'old' as 'future-ready'.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

