

#1 Oldest Cities in Texas Hill Country — ALEX Intelligence 2026

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Lakehills leads with 49 years — a demographic edge in a maturing market

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49 years

Median Resident Age (2024)

Lakehills and Kingsland are tied for the highest median age in the Texas Hill Country.

This is not a sign of decline, but a signal of deep market maturity. Cities with median ages above 49 have demonstrated resilience through national volatility, with stable inventory and sustained buyer activity even amid elevated mortgage rates. The region's aging population reflects long-term residency, low turnover, and strong community cohesion — all of which support long-term property value retention.

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



01

Older Demographics = Lower Turnover

A median age of 49 in Lakehills and Kingsland indicates a population that values permanence. These residents are less likely to move for job changes or market shifts, reducing housing turnover and stabilizing rental and resale dynamics. This creates a predictable, low-velocity market where home values are less susceptible to speculative swings, favoring long-term investors and owner-occupants alike.

02

Stability Drives Demand for Mature Living

The high median age is not a barrier — it's a driver. As residents age, demand grows for low-maintenance, walkable communities with access to healthcare, cultural amenities, and scenic living. This demographic shift is fueling demand for homes in established neighborhoods and retirement-ready communities across the Hill Country, particularly in Fredericksburg, Kerrville, and the Highland Lakes — where infrastructure already supports mature lifestyles.



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