

Oldest Housing Stock in the Midlands — ALEX Intelligence 2026

Columbia's Oldest Housing Stock Is a Strategic Asset

Forest Acres leads the Midlands at 59 years — a data-driven edge

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THE DATA

59 years

Median Home Age (2024)

Forest Acres holds the highest median home age in the Midlands.

This is not a relic of stagnation—it reflects deep-rooted community continuity and long-term ownership patterns. In a market where new construction is surging, the oldest housing stock represents a rare form of institutional memory, contributing to stable neighborhoods and predictable property behavior. The longevity of these homes signals enduring demand and resistance to displacement, key attributes in a resilient real estate market.

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 Proxy for Stability

The 59-year median age in Forest Acres correlates with lower turnover, stronger neighborhood cohesion, and more consistent rental performance. Unlike speculative markets where new builds attract short-term investors, Columbia's older neighborhoods demonstrate how long-term occupancy supports stable valuations and reduced vacancy risk. This stability is a competitive moat in a volatile national climate.

02

Historic Fabric Drives Modern Demand

The same homes that are oldest in the Midlands are now among the most sought-after for renovation, adaptive reuse, and cultural preservation. As investors seek authenticity over cookie-cutter developments, the architectural continuity of Forest Acres and surrounding areas creates a unique value proposition. This is not nostalgia—it's a proven market mechanism where historical integrity directly translates into premium pricing and investment demand.



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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



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