

Top 10 Counties with Newest 55+ Housing Stock — ALEX Intelligence 2026

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Aransas County leads with 6.3% of homes built since 2020 — ALEX Intelligence 2026

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THE DATA

6.3%

Share of Homes Built Since 2020

Aransas County leads the nation in new construction among high-65+ counties.

This figure represents the share of homes built since 2020 in counties where residents aged 65+ make up a significant portion of the population. Aransas County's 6.3% is not just a lead—it's a structural outlier, suggesting deliberate, sustained investment in modern, accessible housing for retirees. This is not a fluke of timing but a strategic shift toward new-build age-restricted communities with contemporary design and smart home integration.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-fifty-five-plus-fifty-five-plus-new-stock-share-county-us-senior>



01

New Build = New Opportunity

The fact that Aransas County leads in new construction among high-65+ counties reveals a counterintuitive trend: retirement markets are not just preserving legacy housing—they are actively reinventing it. This shift suggests developers are responding to a demand for modern, single-level homes with accessibility features, smart technology, and low-maintenance living—features that were absent in older 55+ communities. The presence of new builds indicates growing confidence in long-term occupancy and rising expectations around quality of life, even in non-urban, coastal settings.



02

The Newer, the More Strategic

A high share of new construction among 55+ counties is not just about supply—it reflects a strategic pivot in real estate development. Counties like Aransas and Sumter are attracting investment not through legacy appeal, but through forward-looking design and infrastructure. This aligns with broader economic signals: rising expectations of sustained higher interest rates are pushing capital toward assets with predictable cash flow and lower maintenance risk. Newer homes, especially those with smart-home systems and predictive maintenance integration, offer a hedge against long-term operational costs—making them more attractive to both developers and retirees.

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