

#1 Oldest City in the Grand Strand — ALEX Intelligence 2026

Litchfield Beach Is the Oldest City in the Grand Strand

64 years median age — ALEX Intelligence 2026

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THE DATA

64 years

Median Resident Age (2024)

Litchfield Beach leads the Grand Strand in median age, reflecting deep community roots and long-term residency.

This figure is not an outlier—it is the result of decades of stable, long-term housing ownership and low turnover. The city's low population growth and high homeowner tenure suggest a market where real estate is valued as a legacy asset, not a speculative vehicle. This stability underpins property value resilience even during economic shifts.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-22-grand-strand-median-age-place-mkt>



01

Maturity Drives Value Stability

In a region where new construction and seasonal turnover dominate, Litchfield Beach stands apart. Its 64-year median age signals a community where homeownership is not transactional. This demographic profile correlates with stronger long-term rental demand, reduced vacancy rates, and lower price volatility. For investors, it represents a rare opportunity to anchor portfolios in a market with enduring tenure.

02

The Hidden Edge of Aging Communities

Contrary to conventional wisdom that older populations signal decline, Litchfield Beach's demographic maturity reflects financial security and cultural cohesion. These residents are not retiring from the market—they are deepening their stake in it. Their long-term presence reduces churn, increases neighborhood cohesion, and strengthens property values through sustained stewardship. This is not a demographic liability; it is a strategic asset.



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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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