

24.2% Aged 65+ in Germantown — ALEX Intelligence 2026

Germantown Leads TN in Senior Share

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THE DATA

24.2%

Share Aged 65 and Over (2024)

Germantown has the highest share of residents aged 65 and over in the Memphis metro.

This figure exceeds the national average and signals a deepening demographic shift toward age-specific housing demand. The concentration of seniors in Germantown is not accidental—it reflects decades of suburban development prioritizing single-family homes, quiet neighborhoods, and low-density living. As this cohort ages, their housing preferences will increasingly shape local development patterns.

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



01

Senior-Driven Demand Shift

Moreover, the high concentration of seniors in one city suggests a cascading effect: property values may stabilize or appreciate in Germantown due to reduced turnover, while new construction may shift to other parts of the metro where younger buyers dominate.

02

The Silent Land-Use Transformation

This shift is not about policy alone—it's about market timing. Early investors who identify neighborhoods with high senior density and begin adapting them for walkability and service access are positioning for a long-term competitive edge, even as other markets chase youth-driven growth.



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