

Oldest Housing Stock in the Grand Strand — ALEX Intelligence 2026

Georgetown Has the Oldest Housing Stock in the Grand Strand

Median Home Age: 47 years — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

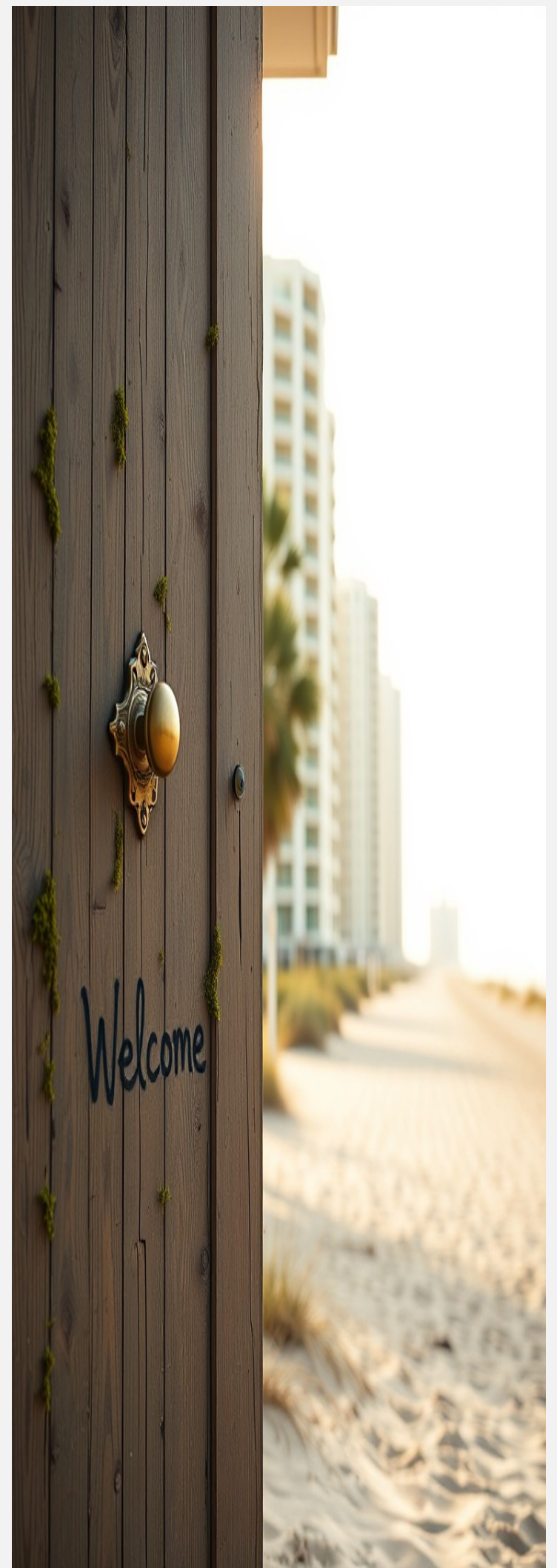
47 years

Median Home Age (2024)

Georgetown's housing stock is the oldest in the Grand Strand, outpacing all neighboring cities by over a decade.

This 47-year median age reflects decades of stable, long-term ownership and limited turnover. Unlike newer developments, these homes were built during a period of lower construction costs and higher land availability, embedding significant cost basis into the market. The aging stock also suggests reduced supply pressure from new builds, which can help sustain price stability even amid rising interest rates.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-23-grand-strand-median-home-age-place-mkt>



01

Age Is a Hidden Asset

The lack of new supply in older neighborhoods like Georgetown creates a natural scarcity premium, not from new development but from the absence of replacement. This makes the market less sensitive to interest rate fluctuations than newer areas, where demand is more volatile.

02

Affordability Through Longevity

This aging stock enables a rare form of sustainable affordability: homes that are more accessible to first-time buyers not through price cuts, but through reduced transaction costs, lower interest exposure, and higher owner equity. The market is not pricing out new buyers—it's pricing in stability.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

