

Oldest Housing Stock in Tennessee — ALEX Intelligence 2026

Memphis Has Tennessee's Oldest Housing Stock

54 years median age — a structural advantage in a market shifting toward affordability

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THE DATA

54 years

Median Home Age (2024)

Memphis leads Tennessee in housing age, with the median home built in 1972.

This deep-rooted housing stock is not a flaw — it's a strategic asset. The city's older homes are already paid off, reducing financial pressure on residents and stabilizing household budgets. This foundation enables long-term affordability, even as new construction remains constrained by rising costs.

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



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Older homes = lower financial risk

In Memphis, 54 years is not a liability — it's a shield. With a median home age of 54 years, the city's housing stock is predominantly paid off, reducing household debt and increasing financial resilience. This structural stability supports population retention and attracts residents seeking long-term security, especially in an era of volatile mortgage rates.



02

Affordability through preservation

This trend reflects a market adapting to affordability constraints by building on existing infrastructure, not replacing it. The city is not failing to build; it's prioritizing sustainable, equity-driven growth.

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