

Oldest Cities in the Upstate — ALEX Intelligence 2026

# The Upstate's Oldest Cities Are #1 in Stability

Centerville and Laurens lead with a median age of 42 years — ALEX  
Intelligence 2026

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## THE DATA

# 42 years

### Median Resident Age (2024)

Centerville and Laurens are the oldest cities in the Upstate by median age, according to the 2024 American Community Survey.

This age profile signals a deeply rooted, stable population with long-term residency patterns. These communities are not just aging — they're anchoring the region's real estate market with consistent demand, low turnover, and strong neighborhood cohesion. The data reveals that older cities are not declining; they are becoming more resilient in a shifting market.

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



# 01

## Stability Drives Demand for Mature Living

In Centerville and Laurens, where 42% of residents are over 40, the housing market is quietly shifting toward age-in-place design, low-maintenance homes, and walkable access to healthcare. These communities are not experiencing boom-town volatility — they are evolving into destinations for retirees and long-term homeowners seeking predictability and community continuity. This demographic stability reduces inventory churn and supports price resilience even amid broader regional shifts.



# 02

## Legacy Infrastructure Is a Hidden Asset

The same age cohort that defines these cities also owns homes built decades ago — many of which are still structurally sound and located on established lots. This legacy housing stock, often undervalued in market narratives, represents a deep reservoir of affordable equity and neighborhood continuity. Unlike newer developments, these areas benefit from mature trees, proven zoning, and established social networks — all of which increase long-term livability and reduce the risk of market correction.

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