

#1 Oldest Housing Stock in Charlotte Market — ALEX Intelligence 2026

# Bessemer City Has the Oldest Housing in Charlotte

Median Home Age: 56 years — ALEX Intelligence, 2026

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## THE DATA

# 56 years

### Median Home Age (2024)

Bessemer City leads the Charlotte market in housing stock age, reflecting decades of stable, long-term occupancy.

This figure is not a relic—it's a signal of deep-rooted community investment and architectural resilience. Homes built in the 1960s and 1970s in Bessemer City were constructed with durable materials and thoughtful design, now proving to be a competitive edge in a market where new construction is often speculative and short-lived. The longevity of these homes suggests a foundation of neighborhood cohesion and land-use stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-09-24-charlotte-median-home-age-place-mkt>



# 01

## Age Is a Competitive Moat

In a real estate market where new builds are often tied to volatile financing and speculative demand, homes with 56 years of proven performance are inherently more stable. This age isn't a liability—it's a filter. It screens out speculative investors and attracts long-term residents who value permanence, craftsmanship, and neighborhood continuity. The oldest housing stock is not a drag; it's a signal of enduring value.



# 02

## The Future Is in the Past

While new developments in Charlotte are often designed for short-term returns, the enduring appeal of older neighborhoods suggests a shift in investment logic. Buyers are increasingly valuing proven stability over novelty. The 56-year-old homes in Bessemer City are not outdated—they are underappreciated assets. As climate resilience, material quality, and neighborhood trust become more valuable, these older homes may outperform newer ones in long-term appreciation and livability.

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