

#1 in Midlands Housing Vacancy Rate — ALEX Intelligence 2026

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St. Andrews leads with 11.7% — ALEX Intelligence, 2026

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THE DATA

11.7%

Housing Vacancy Rate (2024)

St. Andrews holds the highest vacancy rate in the Midlands at 11.7%.

This figure, derived from the U.S. Census Bureau's American Community Survey 5-Year Estimates (2024), reflects unoccupied units, including seasonal and second homes. The high rate in St. Andrews suggests a significant portion of housing inventory is not currently occupied, potentially due to its suburban-adjacent location and appeal to remote workers and investors. This imbalance may signal underutilized capacity rather than distress.

01

Vacancy as Strategic Advantage

The data suggests a lag in occupancy rather than a lack of demand, indicating that the supply pipeline is ahead of absorption. This creates a window for early movers to secure premium locations before demand tightens.



02

The Paradox of High Vacancy

This suggests that vacancy is not uniformly positive. For real estate professionals, the challenge lies not in supply but in activation—converting vacant units into permanent homes through targeted marketing, rental incentives, or infrastructure upgrades that attract long-term residents.

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

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