

#1 Oldest Median Age in the Midlands — ALEX Intelligence 2026

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Lake Murray of Richland leads with 46 years — ALEX Intelligence, 2026

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THE DATA

46 years

Median Resident Age (2024)

Lake Murray of Richland holds the highest median age in the Midlands.

This 46-year median age reflects a deeply rooted, stable population with long-term residency patterns. In real estate, this translates into reduced turnover, stronger community cohesion, and sustained demand for quality housing and local services. These demographics are not a liability but a strategic asset, signaling enduring value and low volatility in property markets.

01

Stability Drives Long-Term Value

The stability of this demographic supports long-term planning for developers and landlords. Unlike younger, more mobile markets, the Midlands' oldest city offers a reliable tenant base, reducing the need for aggressive marketing and turnover management — a key differentiator in an era of rising interest rates and economic uncertainty.



02

The Quiet Advantage of Aging In Place

This demographic shift is not a constraint but a signal. The Midlands is quietly building a market where quality of life and permanence are valued over short-term speculation. For real estate professionals, this means prioritizing long-term sustainability over rapid flips or speculative construction.

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