

#1 in Senior Population Share — ALEX Intelligence 2026

Green Hill Leads Nashville in Senior Share

20.4% of residents aged 65+ — #1 in the MSA

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THE DATA

20.4%

Share Aged 65 and Over (2024)

Green Hill has the highest share of residents aged 65 and over in the Nashville metro area.

This figure represents a demographic inflection point: Green Hill is not just aging—it is becoming a benchmark for senior-focused urban planning. The concentration of older residents shapes housing demand, infrastructure needs, and economic activity in ways that ripple across the broader region. As life expectancy rises and mobility declines, this cohort's preferences will increasingly influence real estate development patterns.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-25-nashville-senior-share-place-mkt>



01

Senior Density Drives Downside Risk

High senior population correlates with lower vacancy rates and reduced price volatility. In Green Hill, the aging cohort tends to own homes long-term, reducing turnover and stabilizing the local market. This is not a risk—it is a structural advantage. Investors should view such areas not as 'aging out' but as 'aging in'—a self-reinforcing ecosystem of ownership and stability.

02

The Suburbanization of Retirement

Green Hill's senior profile is not accidental—it reflects a shift in where retirees choose to live. Unlike traditional retirement communities, Green Hill is a suburban city with full amenities, schools, and transit access. This model suggests that future retirement real estate will not be isolated or monolithic, but integrated into active, mixed-age communities. Developers who treat 'senior' as a niche rather than a demographic signal are missing the new paradigm.



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