

22.6% Share Aged 65+ — Reidsville, NC 2024

Reidsville Leads the Triad in Senior Share

22.6% Aged 65+ — ALEX Intelligence, 2024

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THE DATA

22.6%

Share Aged 65 and Over (2024)

Reidsville has the highest proportion of residents aged 65 and over in the Greensboro-Winston-Salem-High Point MSA.

This demographic profile is not a statistical anomaly—it reflects decades of economic shift, rural outmigration of younger populations, and aging infrastructure. Reidsville’s housing stock, shaped by mid-20th century development, now serves a population with different needs than younger households.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-26-greensboro-senior-share-place-mkt>



01

The Market Is Aging In Place

With 22.6% of Reidsville's population aged 65+, the city is experiencing a slow but steady decline in housing turnover. Older residents are less likely to relocate, reducing inventory churn and constraining supply-side flexibility. This demographic inertia contributes to the MSA's persistent price softening—fewer new buyers, fewer sellers, and fewer homes entering the market for conversion or renovation.

02

A Hidden Supply Constraint

The high senior share in Reidsville and surrounding communities signals a structural shortage of homes suited to active aging—low-maintenance, accessible, and located near healthcare. As demand for age-in-place housing grows, the existing stock is ill-equipped. This mismatch will pressure developers to reconfigure projects, not just build new ones, and could delay recovery in the MSA's housing market until supply adapts to demographic reality.

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