

Oldest City in DFW MSA — ALEX Intelligence 2026

Granbury is the Oldest City in DFW

Median age of 51 years — ALEX Intelligence, 2026

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51 years

Median Resident Age (2024)

Granbury leads the DFW MSA in median age, reflecting a deeply entrenched demographic profile.

Granbury's 51-year median age signals a mature, stable population with long-term residency and established community ties. This demographic profile suggests limited new housing demand but strong support for existing amenities, healthcare services, and low-maintenance neighborhoods. The city's aging population also correlates with lower turnover in housing and commercial real estate, contributing to market stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-dfw-msa-median-age-place-mkt>



01

Aging Population, Stable Markets

This stability also influences municipal planning — infrastructure investment is focused on sustainability, not expansion. As a result, cities with older populations tend to have more predictable property tax bases and less speculative development, creating a different kind of real estate ecosystem than younger, growth-driven markets.

02

Tech Growth Meets Aging Demographics

The coexistence of aging communities and tech-driven expansion implies that innovation is not displacing legacy populations — it's integrating with them. Cities with older demographics may become hubs for mature, high-value services that complement tech growth, such as senior-focused healthcare, financial advisory, and lifestyle amenities.



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