

#1 Oldest Housing Stock in America — ALEX Intelligence 2026

Pottsville Has the Oldest Housing in America

But its land market is surging — a paradox of value in decline and growth in the same place

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THE DATA

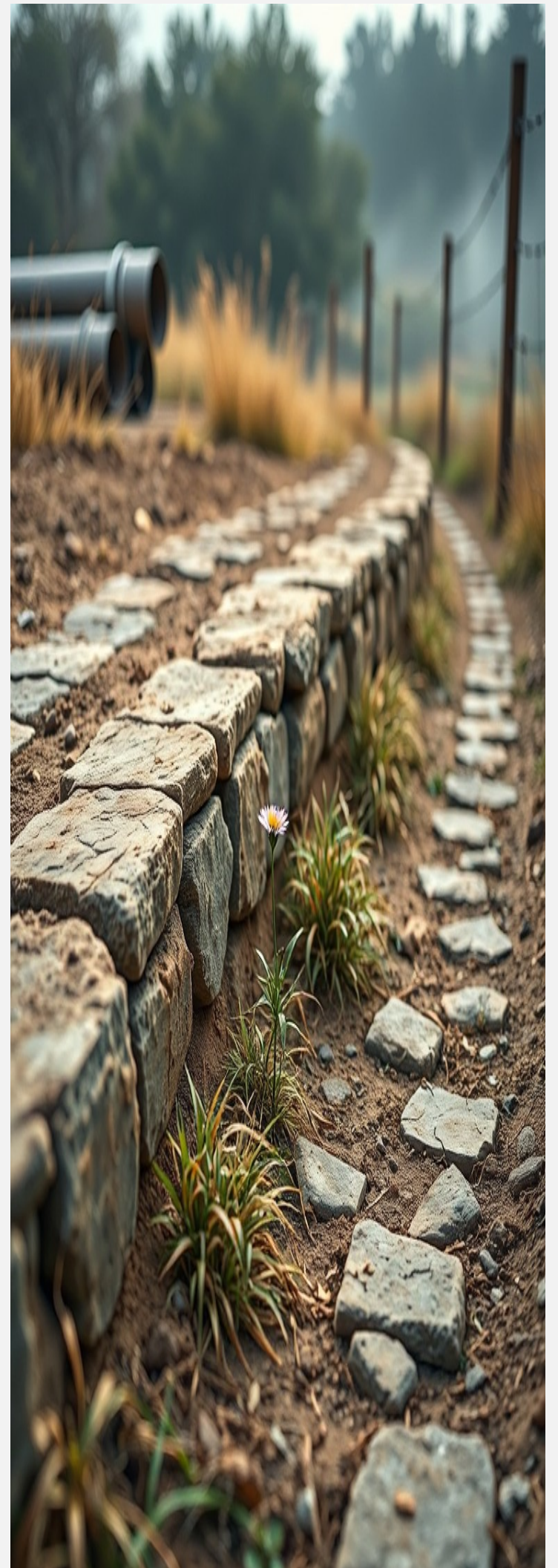
78 years

Median Home Age (2024)

The median home in Pottsville, Pennsylvania, is 78 years old — the oldest in any U.S. micro-metro.

This isn't a sign of stagnation. In fact, Pottsville's rural land values are rising faster than in most comparable small towns, driven by off-grid demand, zoning flexibility, and migration from high-cost metros. The aging housing stock signals a market where physical infrastructure is outdated, but land — the underlying asset — is becoming more valuable by the year.

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



01

Decay Is a Hidden Asset Class

This isn't nostalgia. It's a real-time shift in asset allocation: buyers aren't paying for houses; they're buying access to undeveloped, underutilized land with future-use potential. The older the housing, the more room there is for land to be re-valued — not as a home, but as a standalone asset.



02

The Land That Outlives Its Houses

This model is replicable in rural Texas, North Carolina, Alabama, and Colorado — wherever housing stock is aging, land use is flexible, and zoning permits non-traditional development. The future of rural land isn't in new homes; it's in repurposed space, where the past's decay becomes the future's foundation.

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