

28.7% Aged 65+ — #1 in Austin MSA

Lago Vista Has 28.7% Aged 65+

Highest Senior Share in Austin MSA — ALEX Intelligence, 2026

Swipe for insights →

THE DATA

28.7%

Share Aged 65 and Over (2024)

Lago Vista leads the Austin metro in senior population share, a level unmatched in the region.

This figure—28.7%—represents nearly one in three residents being 65 or older, a demographic profile more typical of retirement communities than high-growth tech hubs. It signals a structural shift in housing demand, with age-targeted amenities and access to healthcare becoming central to real estate value.

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

<https://alex-companies.com/data/2026-10-02-austin-msa-senior-share-place-mkt>



01

Senior Density Drives Demand for Age-Inclusive Design

Developers and investors who ignore this trend risk mispricing assets. The most resilient real estate in the next decade will be defined not by square footage, but by adaptability to aging populations.

02

The Paradox of Growth and Aging

The real estate market must now balance two forces: attracting new residents while serving those who've chosen to stay. The cities that succeed will be those that integrate aging-in-place infrastructure into their long-term planning—making them more livable, not less.



Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

