

Top 10 ZIPs with Highest Share Aged 75+ — ALEX Intelligence 2026

49.5% of ZIP 92637 Are Aged 75+

The Oldest ZIP in America — ALEX Intelligence, 2026

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THE DATA

49.5%

Share Aged 75 and Over (2024)

This is the highest concentration of adults aged 75 and over in any U.S. ZIP Code Tabulation Area.

ZIP 92637—located in the heart of Southern California’s inland desert—hosts a demographic profile unlike any other in the nation. With nearly half its population in the 75+ age bracket, it represents a unique convergence of longevity, retirement migration, and age-restricted housing density. This is not a trend; it is a structural reality.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-05-fifty-five-plus-fifty-five-plus-seventy-five-share-zcta-us>



01

Age Depth Drives Community Design

The sheer concentration of 75+ residents in ZIP 92637 is not incidental—it shapes every aspect of community infrastructure. From sidewalk accessibility and low-step entrances to emergency response protocols and medical access, the built environment is optimized for advanced age. This is not retrofitting; it is foundational design. The most successful age-restricted communities will not simply accommodate aging—they will be built around it.

02

Equity Release Is a Secondary Effect

While many assume high property values in 75+ ZIPs stem from land scarcity or demand, the real driver is longevity-driven tenure. Residents stay longer, often with full ownership, creating a stable equity base. This longevity reduces turnover, stabilizes tax bases, and supports community governance. In ZIP 92637, home values are less about speculation and more about sustained presence—making it a rare model of generational stability in real estate.



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