

#1 of 50 Texas counties, #1 of 50 Texas counties — ALEX Intelligence 2026

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Oldest housing stock among 55+ communities — ALEX Intelligence 2026

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THE DATA

47 years

Median Home Age (2024)

Lavaca County leads Texas in median home age among 55+ counties, reflecting decades of stable, long-term residency.

This 47-year median age indicates a deeply rooted, mature housing market where homes have been occupied for generations. For active-adult communities, this suggests a population that values continuity, established neighborhoods, and low turnover — traits increasingly sought in age-restricted communities. The longevity of housing stock also implies that infrastructure, roads, and community services are well-established, reducing the need for new development and increasing the appeal of in-place retirement.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-10-fifty-five-plus-fifty-five-plus-median-home-age-county-tx-senior>



01

Stability as a Strategic Advantage

The oldest housing stock in Texas's 55+ market isn't a sign of decay—it's a signal of stability. In Lavaca County, homes that have stood for 47 years are still desirable, suggesting that long-term residents prioritize neighborhood cohesion, low maintenance, and consistent HOA governance. This stability reduces risk for investors and developers seeking predictable, low-turnover communities. For buyers, it means fewer disruptions, stronger social networks, and proven community resilience over time.

02

Equity Release in Mature Markets

With homes averaging 47 years in age, the equity built over decades is substantial. This creates a unique opportunity for retirees to leverage home equity without relocating. In counties like Lavaca, where homes are older but well-maintained, the value of long-term ownership is not just sentimental—it's financial. This supports the growing trend of aging in place with access to capital, especially as interest rates remain elevated and new construction remains expensive. The data suggests that the most valuable 55+ markets aren't the newest—they're the ones that have endured.



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