

Litchfield Beach — #1 of 10: Share Aged 65 and Over

Litchfield Beach Has the Oldest Age Profile in SC

Source: ALEX Intelligence · Published October 12, 2026

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THE DATA

48.2%

Share Aged 65 and Over (2024)

Litchfield Beach leads the Grand Strand in senior population, with nearly half its residents aged 65 or older.

This demographic concentration is not a statistical anomaly—it reflects a long-term migration trend toward low-density, coastal retirement communities. The high share of seniors correlates with stable home values, lower turnover, and a preference for permanent, not seasonal, housing. These dynamics create a resilient market insulated from short-term volatility.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-grand-strand-senior-share-place-mkt>

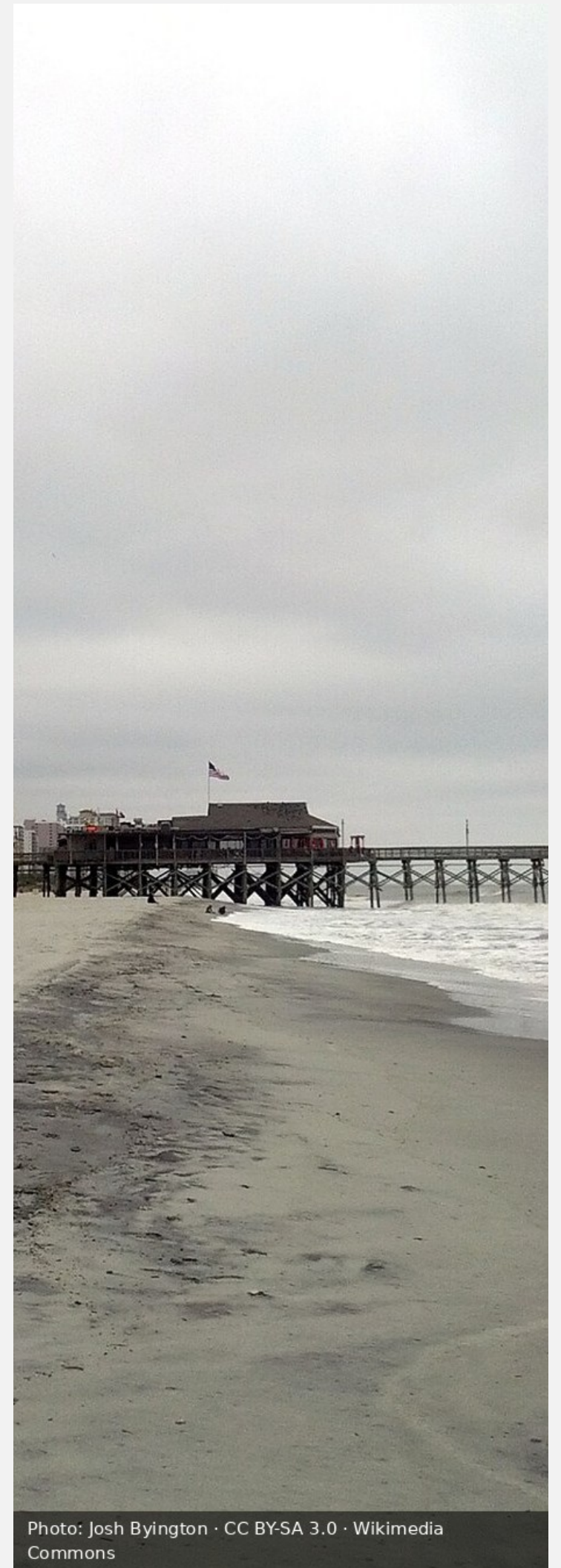


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01

Senior Density Drives Stability

The concentration of residents aged 65+ in Litchfield Beach signals a shift from transient tourism to permanent lifestyle communities. This demographic anchors demand for primary residences, reduces vacancy risk, and supports sustained property values. Unlike markets reliant on seasonal rentals or speculative buyers, Litchfield Beach's market is built on long-term occupancy and community retention.

02

A New Kind of Coastal Value

The high senior share in Litchfield Beach suggests a redefinition of coastal real estate value—not just for views or proximity to the beach, but for accessibility, walkability, and healthcare infrastructure. This demographic prioritizes location quality over size or luxury, favoring homes that support aging in place. The market is evolving toward sustainable, age-inclusive development, not just vacation properties.



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