

#1 of 5 Austin metro ZIP codes, #5 of 1030 Texas ZIP codes — ALEX Intelligence 2026

#1 of 5 Austin metro ZIPs, #5 of 1030 Texas ZIPs

ALEX Intelligence 2026: Texas ZIPs With Median Age 55+

Swipe for insights →

THE DATA

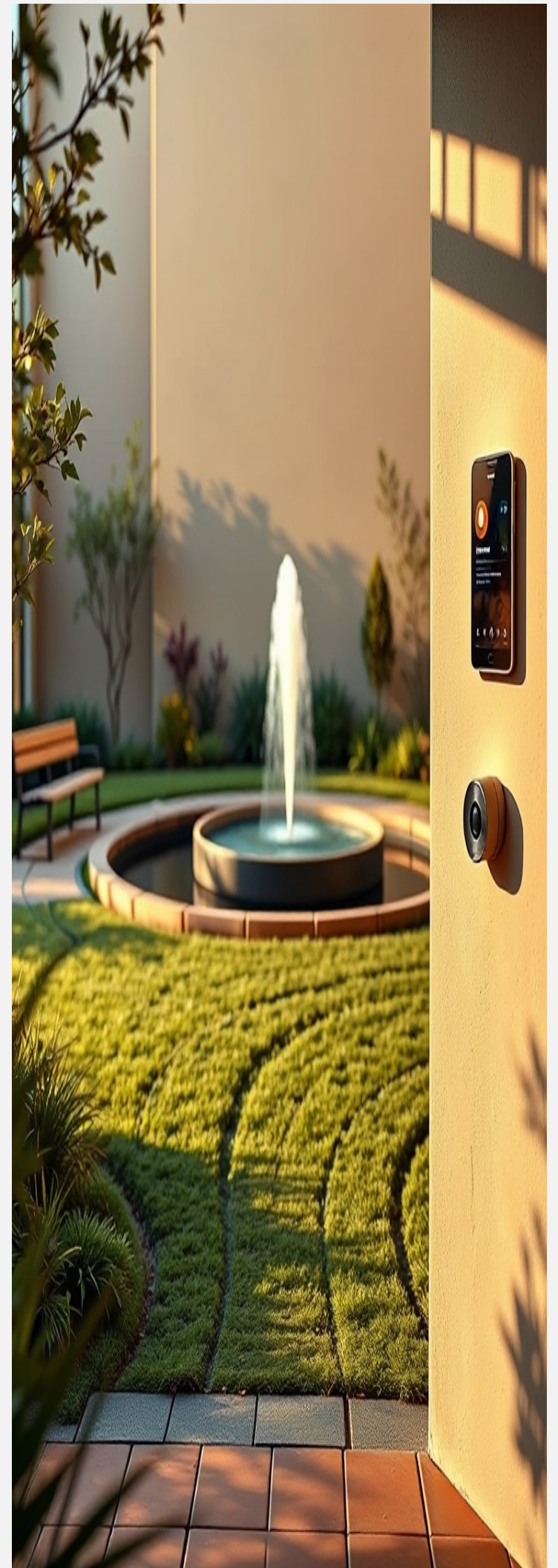
0.5%

Share of ZIP Codes With a Median Age of 55 or More (2024)

Among Texas ZIP Code Tabulation Areas with at least 2,500 residents and 1,200 owner-occupied homes.

This small but significant threshold marks the moment when a ZIP code's demographic profile shifts from 'aging' to 'aged.' Only five out of over 1,000 Texas ZIPs have crossed the 55-year median age line, signaling a rare convergence of longevity, homeownership, and settlement stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-fifty-five-plus-fifty-five-plus-threshold-median-age-zcta-tx>



01

Age is no longer a future projection

This shift redefines the timeline for age-restricted community planning. It's not about preparing for a future wave—there's already a core of mature residents in specific ZIPs. The market must now prioritize retrofitting, accessibility upgrades, and service integration in these areas, not just new construction.

02

The threshold is a signal, not a limit

This insight suggests that early adopters of age-in-place infrastructure—such as smart home AI, walkable amenities, and telehealth integration—will be positioned to capture rising demand before it becomes widespread. The window for strategic investment is not in the future, but now, in the areas that are already past the threshold.



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

