

Lake Norman of Iredell — #1 of 10: Median Resident Age

Lake Norman of Iredell leads Charlotte in median age

48 years — the oldest city in the metro

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THE DATA

48 years

Median Resident Age (2024)

Lake Norman of Iredell is the oldest city in the Charlotte metro by median age.

This figure reflects a demographic shift toward mature, established populations in the region's suburban and lakefront communities. The high median age suggests strong long-term residency, lower turnover, and a preference for stable, low-maintenance living environments. These trends are shaping demand for healthcare access, walkable amenities, and maintenance-conscious housing designs.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-18-charlotte-median-age-place-mkt>



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01

Older demographics drive stable demand

The 48-year median age in Lake Norman of Iredell signals a mature market with entrenched homeownership and low churn. This demographic is less sensitive to short-term price volatility and more focused on quality of life, location, and community continuity. As such, this area is likely to see sustained demand for single-family homes, especially those with low-maintenance features and proximity to medical services.

02

Future growth will come from new development, not migration

With the oldest city in the Charlotte metro at 48 years, natural population growth through births and household formation is likely to be the primary driver of new housing demand in the area. This contrasts with high-growth suburbs that rely on in-migration. As a result, developers in Lake Norman of Iredell should prioritize infill, accessory dwelling units, and age-in-place upgrades to meet evolving needs without overextending into speculative expansion.



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