

Lago Vista — #1 of 9: Median Resident Age

Lago Vista is the oldest city in Austin MSA

Median age: 54 years, source: ALEX Intelligence 2026

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THE DATA

54 years

Median Resident Age (2024)

Lago Vista has the highest median age among all cities in the Austin MSA.

This reflects a long-term shift toward mature, established populations in select suburban enclaves. The data suggests that Lago Vista is no longer a destination for first-time homebuyers or young professionals but rather a retirement and stability-focused community. As such, housing demand there is likely driven by downsizing, legacy ownership, and maintenance-focused renovations.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-24-austin-msa-median-age-place-mkt>



Photo: En el nido (Nest) · CC BY 3.0 · Wikimedia Commons

01

Aging population fuels niche housing demand

The median age of 54 in Lago Vista signals a growing market for low-maintenance, accessible housing—such as single-story homes, community amenities, and proximity to healthcare. This demographic trend may be accelerating the shift from new construction to adaptive reuse, especially in older subdivisions. Builders and investors should consider how to reposition existing inventory to meet the needs of an aging cohort, rather than chasing younger demographics.

02

Austin's growth is increasingly uneven

While Lago Vista leads in median age, Manor—ranked #9 at 29 years—represents a stark contrast. This divergence highlights a deepening generational split across the Austin MSA. The city's growth is no longer homogeneous; it's fracturing along age, income, and lifestyle lines. This creates distinct investment opportunities: one for age-in-place infrastructure and services, another for dynamic, tech-forward communities catering to younger residents.



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