

Fairview — #1 of 10: Share Aged 65 and Over

Fairview leads DFW in senior population

Source: ALEX Intelligence · Published October 25, 2026

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THE DATA

30.1%

Share Aged 65 and Over (2024)

Fairview has the highest share of residents aged 65 and over in the Dallas-Fort Worth MSA.

This figure represents a demographic shift with lasting implications for housing demand, urban planning, and neighborhood services. With nearly one in three residents over 65, Fairview is not just aging—it is becoming a model for age-in-place infrastructure. The concentration of older adults signals strong demand for accessible housing, healthcare proximity, and low-maintenance living environments.

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

<https://alex-companies.com/data/2026-10-25-dfw-msa-senior-share-place-mkt>

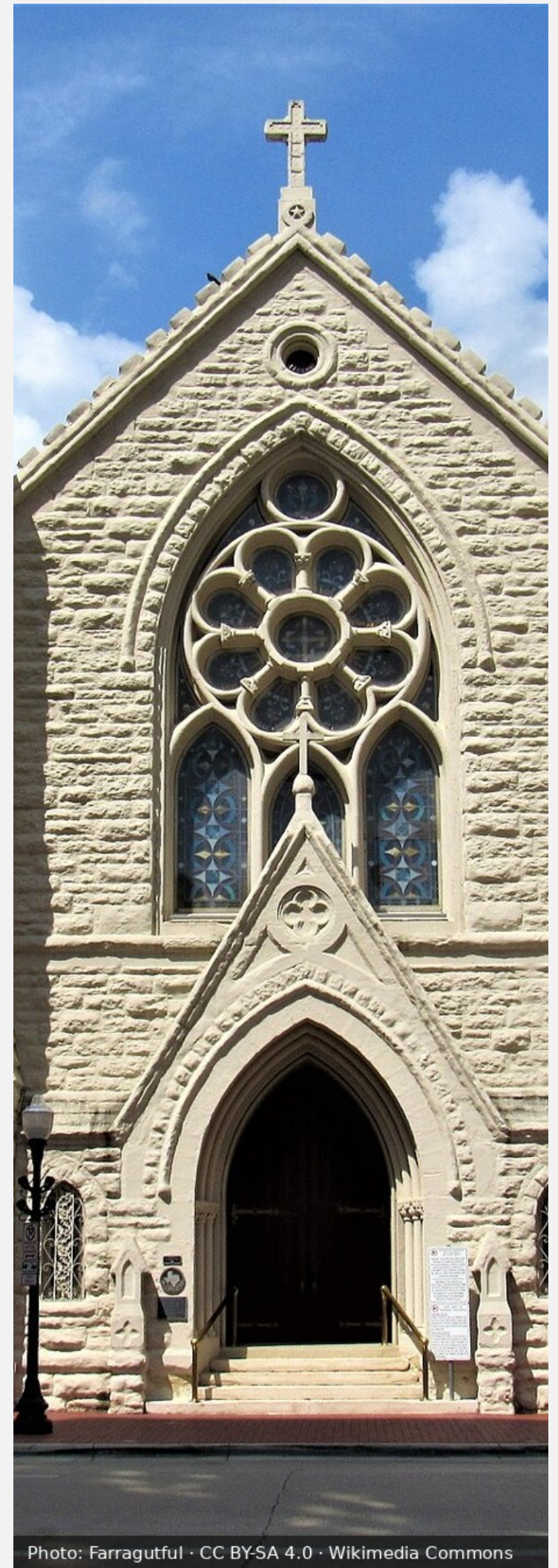


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01

The aging of DFW's core is reshaping real estate value

Fairview's demographic profile suggests a shift in market dynamics: traditional metrics like rent growth or new construction volume may understate the true value of communities with high senior populations. As older adults stay put longer, demand for in-place remodeling, adaptive reuse, and walkable, age-friendly neighborhoods will rise. This is not a retirement exodus—it's a permanent settlement pattern that favors communities with strong public amenities and healthcare access.

02

Seniors are driving a quiet urban infill boom

The high concentration of older adults in Fairview correlates with a growing trend of home modifications and micro-renovations—not for sale, but for long-term occupancy. These upgrades, often funded through reverse equity or HUD programs, are increasing the functional value of existing homes without triggering new construction. This creates a 'hidden' infill economy where aging populations sustain neighborhood vitality without increasing density or displacing long-term residents.



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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



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