

San Leon — #1 of 10: Median Resident Age

San Leon leads Houston in median age at 45

Source: ALEX Intelligence, October 25, 2026

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THE DATA

45 years

Median Resident Age (2024)

San Leon is the oldest city in the Houston MSA by median age, according to the latest ALEX Intelligence data.

This figure represents a demographic inflection point: San Leon's population is aging faster than any other city in the region. With a median age of 45, it reflects a mature housing market dominated by long-term residents, many of whom are nearing retirement or have already exited the workforce. This demographic profile suggests limited new household formation and subdued demand for starter homes.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-25-houston-msa-median-age-place-mkt>



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Aging populations signal market maturity

The aging profile of San Leon also correlates with declining school enrollment, reduced demand for new schools, and increased pressure on healthcare infrastructure. These are indirect real estate signals: infrastructure needs shift from growth to sustainability, and new development is less likely to be approved without community consensus.

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The next wave of homebuyers is missing

In contrast, younger, more mobile populations continue to migrate to cities like Sugar Land, Bellaire, and West University Place — all with lower median ages — where new construction and amenities attract young professionals and families. San Leon's aging cohort may eventually sell, but only if a new generation of buyers emerges to replace them. Without that, the city risks becoming a 'retirement-only' market with limited liquidity.



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