

ZIP 78633 — #1 of 10: Share Aged 65 and Over

ZIP 78633 leads Texas in 65+ share

Source: ALEX Intelligence, October 27, 2026

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THE DATA

55.0%

Share Aged 65 and Over (2024)

ZIP 78633, Georgetown, Williamson County, Texas, has the highest share of residents aged 65 and over among all Texas ZIP codes with sufficient population and housing data.

This figure represents a demographic tipping point where nearly one in two residents is in the 65+ age bracket. Such concentration signals a deeply entrenched active-adult market, where demand for age-restricted, single-level, low-maintenance housing is not emerging—it is already dominant. The infrastructure, services, and community design in this area are likely already optimized for older adults, not transitional or mixed-age models.

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

<https://alex-companies.com/data/2026-10-27-fifty-five-plus-fifty-five-plus-senior-share-zcta-tx>



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Maturity as a market signal

This maturity also implies reduced volatility in housing demand. With most residents already settled, the market is less sensitive to interest rate fluctuations and more dependent on quality of life, maintenance, and social infrastructure. The value proposition shifts from 'buying in' to 'staying in'.



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The cost of being too mature

For operators, this signals a critical juncture: the community is no longer growing in population but may still be growing in value. The focus must shift from acquisition to stewardship—preserving affordability, maintaining walkability, and enhancing resident engagement to prevent attrition. The next frontier is not expansion, but deepening community resilience.



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