

Pampa — #1 of 10: Median Home Age

Pampa leads Texas in median home age

63 years — source: ALEX Intelligence, October 29, 2026

THE DATA

63 years

Median Home Age (2024)

Pampa, Texas, has the oldest housing stock among all small-town metros in the state.

The median home age in Pampa stands at 63 years, the highest of any micropolitan area in Texas. This reflects decades of limited new construction and persistent outmigration from rural communities, which have left aging housing stock as the dominant form of residential infrastructure. With no major new development projects underway and declining population growth, the city's housing base remains largely unchanged since the mid-20th century.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-29-land-land-median-home-age-msa-tx-micro>



01

Aging stock signals stagnation

The fact that Pampa leads Texas in median home age is not a sign of historical pride—it's a warning sign of long-term economic and demographic decline. In a state where rural land values are rising due to solar, agtech, and off-grid demand, housing age is a proxy for disinvestment. Without new construction, rural towns like Pampa lose their ability to attract young professionals, entrepreneurs, and remote workers, making them less competitive in the modern land market. The lack of housing renewal undermines the very appeal that draws investors to rural Texas today.



02

Old homes ≠ old land

This data reveals a critical disconnect: while housing stock is aging, land values are rising. In Pampa and other small-town metros, the physical housing is deteriorating, but the underlying land is becoming more valuable. This divergence suggests that land is being viewed as a long-term asset—separate from the built environment. Investors are betting on future development, conservation, or renewable energy use, not on immediate occupancy. The result is a market where land is appreciating, but housing is decaying—creating a latent risk for future overbuilding or underutilized infrastructure.

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