Charlotte-Concord-Gastonia — #12 of 10: Share Aged 65 and Over

Share Aged 65 and Over: 14.4%

Source: ALEX Intelligence · Published November 22, 2026

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THE DATA

14.4%

Share Aged 65 and Over (2024)

Charlotte-Concord-Gastonia ranks #12 of 15 North Carolina metros on share aged 65 and over.

This figure reflects a demographic profile that is younger than most of the state's other major metros, despite steady population growth. The 14.4% share is below the national median and indicates that Charlotte remains a magnet for working-age adults, driven by strong job growth and affordable living relative to coastal NC markets.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-charlotte-standing-senior-share-msa

01

Youthful demand fuels housing resilience

Charlotte’s below-average senior share signals continued demand for entry-level and mid-tier housing, particularly in suburban and exurban neighborhoods. This demographic skew supports sustained new construction activity, especially in areas like Huntersville, Matthews, and Pineville, where family-sized homes remain in high demand.

The low share of residents aged 65+ also suggests that the city’s housing stock is less likely to experience a rapid shift toward retirement-oriented development, preserving its appeal to young professionals and first-time buyers.

02

Labor supply, not seniors, defines market momentum

With a senior population below the state average, Charlotte's real estate market is not being shaped by retirement migration — a key differentiator from slower-growth, senior-heavy metros like Pinehurst or Wilmington.

Instead, the city's real estate dynamics are driven by labor force expansion, particularly in logistics, finance, and tech. This creates upward pressure on rental demand and supports multifamily development, even as mortgage rates remain elevated. The market is not aging — it's growing.

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