SENIOR LIVING

Senior Living Development Projects and their Impact on Local Communities

JACKSON LUCAS

Dan Serakowski

Managing Director

Meeting Growing Demand

As the U.S. population rapidly ages, senior living development is becoming vital to the economy and the real estate sector.

APPX. $6.1M

Annual Economic Activity generated for the local area by one new senior living community.

AROUND 100

Permanent Jobs created by an average newly developed senior living community.

4% ANNUAL GROWTH

Projected Growth Rate for the senior population aged 80+ from 2023 to 2040.

The Senior Housing Shortfall

Despite the growing need, the pace of new senior living development is lagging. Over the past two years, supply has only grown by about 1.4% annually, adding roughly 16,000 units each year.

This is far below what is needed to keep up with demand, leading to higher occupancy rates and increased pressure on existing facilities.

By 2026, the industry is expected to fall 50% short of the required inventory, with only 25% of necessary units being developed.

Challenges Facing the Sector

29 months

Median Construction Duration for a senior living property in 2024, nearly double the 16 months in 2015.

$1 trillion

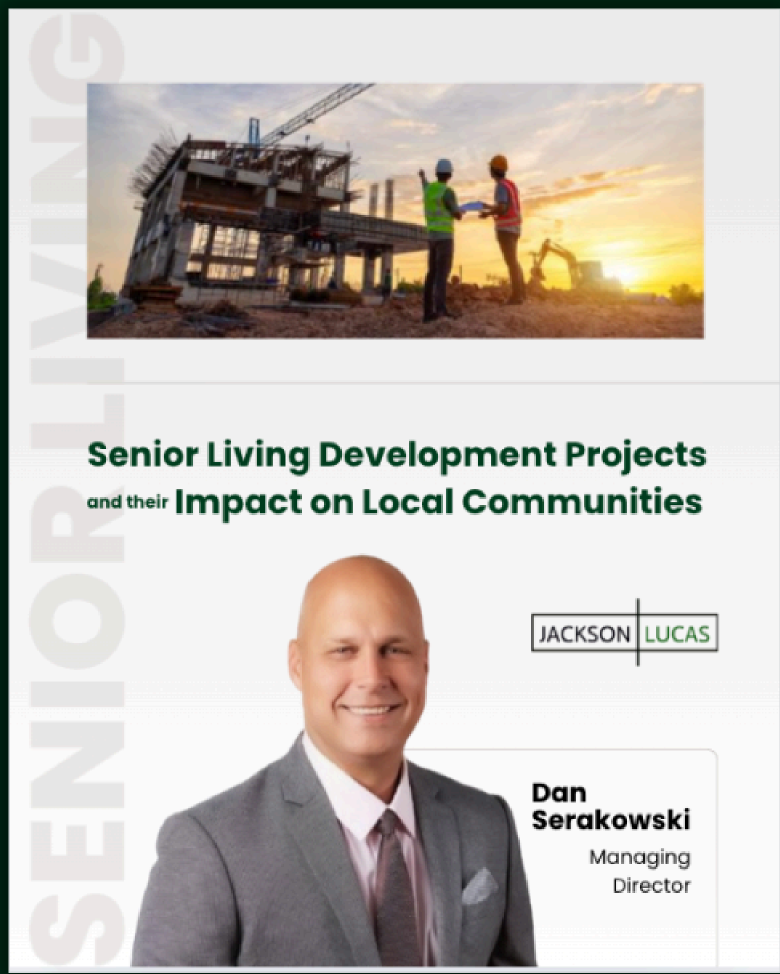
Projected Investment Shortage in senior living development by 2040, emphasizing the need for capital.

Future Outlook

Despite these challenges, the senior housing and care sector is poised for a promising year in 2026, driven by strong demographic trends, lower interest rates, and improving operational performance. The industry is expected to thrive as it adapts to the evolving needs and preferences of a more diverse and educated senior population.

Continue Reading

Click the link in the post message to read the full article



Dan Serakowski

Managing Director, Construction & Real Estate

M: 724-664-1519 | DanS@jacksonlucas.com

JACKSON | LUCAS

Senior Living Development Projects and their Impact on Local Communities

JACKSON LUCAS

Dan Serakowski