



ALDWIN
BY THE NUMBERS

**RESIDENTIAL
GROWTH
REPORT**

2025 | VOLUME 2



RESIDENTIAL GROWTH REPORT INTRODUCTION

Baldwin County, Alabama, is experiencing unprecedented growth, and with growth comes opportunity. **This Baldwin by the Numbers volume focuses on residential trends, including migration patterns, population shifts, new construction, leasing activity, and sales activity.** As the sixth fastest-growing metro area in the nation, the Daphne-Fairhope-Foley MSA continues to attract families and professionals drawn to our unmatched quality of life, low tax burden, and vibrant economy. Over 8 million visitors experience what we offer yearly, and more than 267,000 residents call Baldwin County home.

We are proud to produce this report in partnership with Baldwin Realtors®, whose comprehensive data and market knowledge highlight the evolving trends across our communities. Their expertise helps demonstrate how Baldwin County’s housing market responds to record growth and underscores the strength of our momentum.

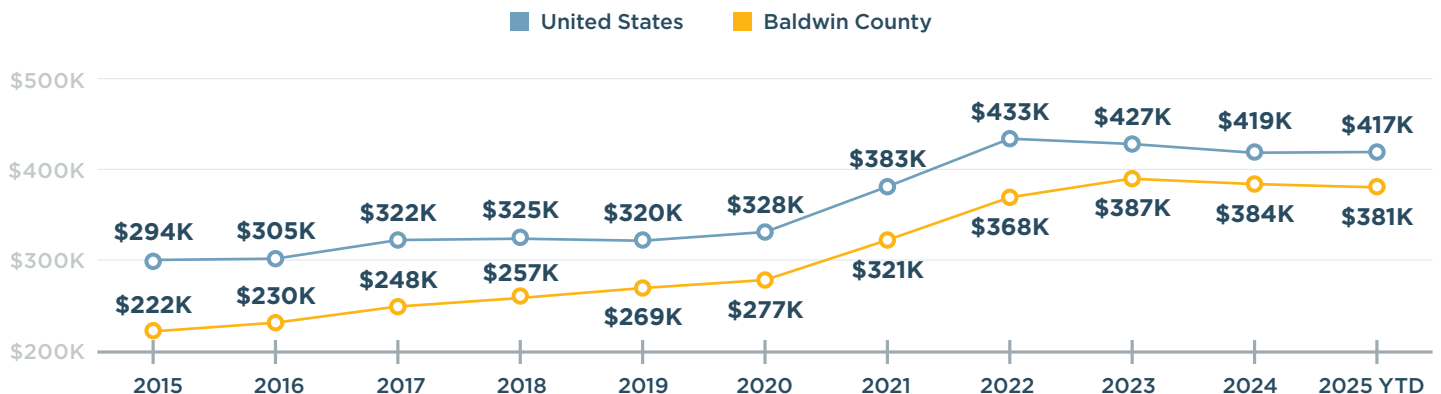


HOME & CONDO SALES

Baldwin Realtors® real estate market data illustrates how strong demand shapes housing trends across Baldwin County. **Average home and condo sales prices have climbed steadily over the past few years, reaching a record \$512,286 this year.** At the same time, buyers are taking longer to make decisions, with average days on market rising, and the number of homes sold annually trending downward slightly. These shifts have resulted in total sales volume reaching \$3.2 billion in 2024, a 19.2% decrease from 2022.

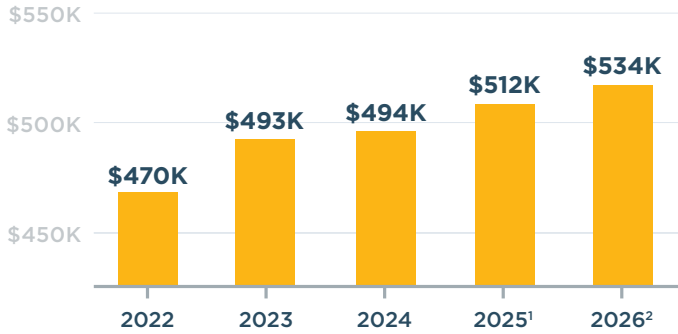
Looking city by city, the range in home values and activity reflects demand and availability. Bay Minette remains the most affordable market, while Orange Beach leads at the top end. The highest concentration of sales in 2024 occurred in Gulf Shores, Foley, Fairhope, Daphne, and Orange Beach. Bay Minette is emerging as a growth market, and homes sell fast, with rising demand driven by industrial expansion, new restaurants, and hotels, but inventory remains limited. This dynamic sets the stage for the construction and permitting activity.

MEDIAN HOME SALE PRICE (2015-2025)

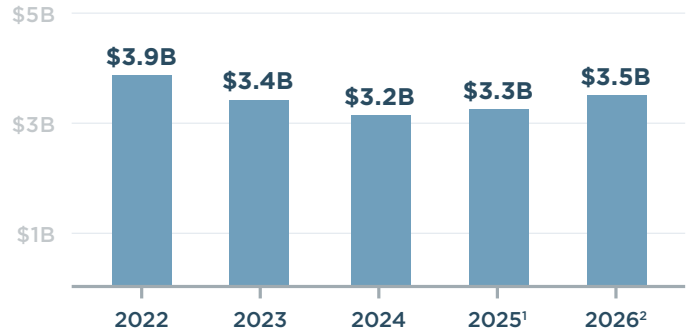


sources: Federal Reserve Economic Data, Federal Reserve Bank of St. Louis, Alabama Center for Real Estate

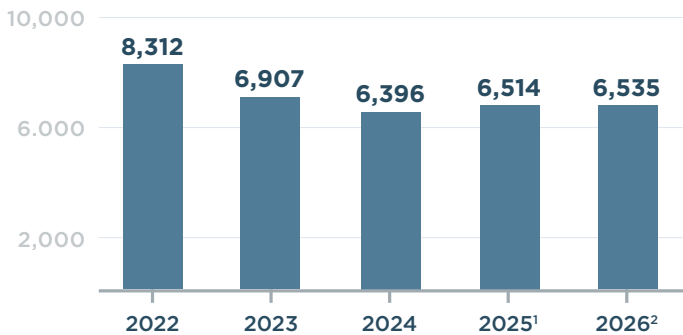
BALDWIN COUNTY AVERAGE HOME SALE PRICE (2022-2026)



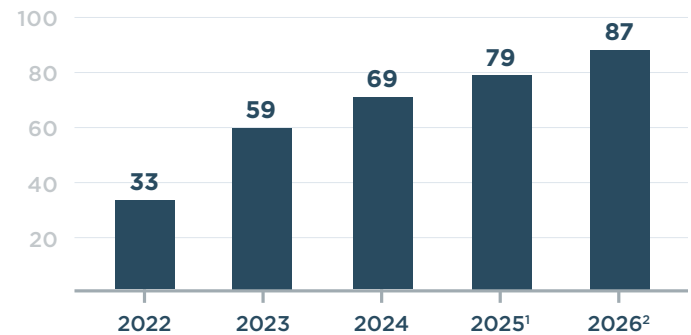
BALDWIN COUNTY TOTAL HOME SALES VOLUME (2022-2026)



BALDWIN COUNTY TOTAL HOMES SOLD (2022-2026)



BALDWIN COUNTY HOMES AVERAGE DAYS ON MARKET (2022-2026)



BALDWIN COUNTY HOME SALES BY MUNICIPALITY (2024)

Region	Avg. Sale Price	Total Sales Volume	Total Homes Sold	Avg. Days on Market	Proj. 2026 Sale Price ²
Bay Minette	\$253,200	\$41,524,841	164	55	\$287,947
Daphne	\$384,475	\$342,183,068	890	52	\$391,894
Elberta	\$398,043	\$75,628,344	180	81	\$399,551
Fairhope	\$587,392	\$565,659,186	963	63	\$627,218
Foley	\$336,944	\$358,172,008	1,063	61	\$328,326
Gulf Shores	\$581,411	\$636,645,831	1,095	84	\$594,262
Loxley	\$311,219	\$62,243,817	200	54	\$289,679
Orange Beach	\$866,874	\$727,307,863	839	88	\$831,261
Robertsdale	\$287,238	\$51,415,698	179	57	\$282,757
Silverhill	\$361,564	\$33,263,930	92	72	\$330,167
Spanish Fort	\$394,352	\$164,050,793	416	53	\$417,921
Summerdale	\$367,864	\$30,164,880	82	55	\$289,650
Baldwin County	\$493,753	\$3,158,048,167	6,396	69	\$533,527

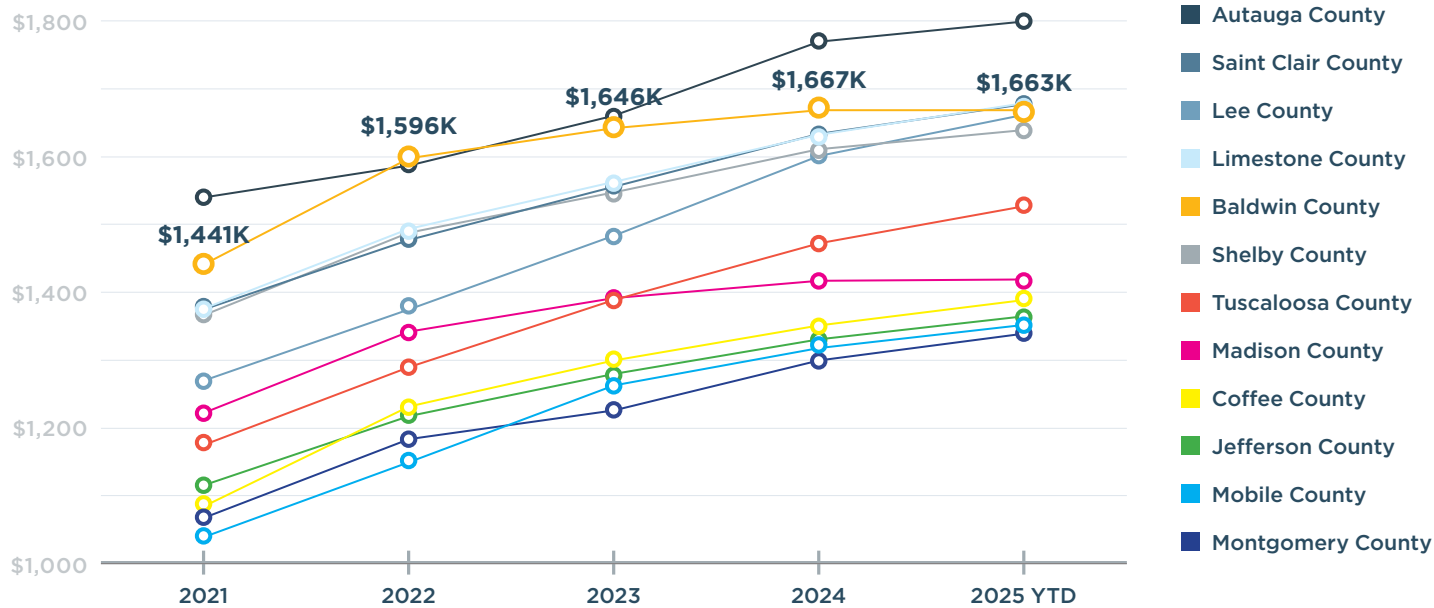
¹2025 fiscal year data for September 30, 2024 through October 1, 2025

²2026 calendar year projections

source: Baldwin Realtors®, BCEDA

LEASING RATES

ALABAMA'S TOP COUNTIES FOR AVERAGE MONTHLY RENT (2021-2025 YTD)



sources: Alabama Center for Real Estate, Zillow



Baldwin County's average monthly rent has increased 15.4% since 2021.

sources: Alabama Center for Real Estate, Zillow

Residential growth is not limited to home ownership, as the rental demand in Baldwin County is also strong. **The county consistently ranks among the higher rent markets in Alabama, with 2025's average monthly lease at \$1,663.** That represents a 15.4% increase since 2021, tracking alongside a 24.9% increase in average home values during the same period. As homeowners and renters experience price appreciation, the county continues proving its long-term desirability.

To meet this demand, new residential construction is occurring at historic levels. From 2021 through 2025 year-to-date (YTD), Baldwin County has recorded 13,502 new building permits. Growth is concentrated in unincorporated areas and high-demand municipalities like Foley, Gulf Shores, Daphne, and Fairhope. This surge shows people want to live on the Eastern Shore, near the beach, and near community amenities. Yet as industries expand and community development spreads, areas like Bay Minette and Central Baldwin are positioned for new residential demand.

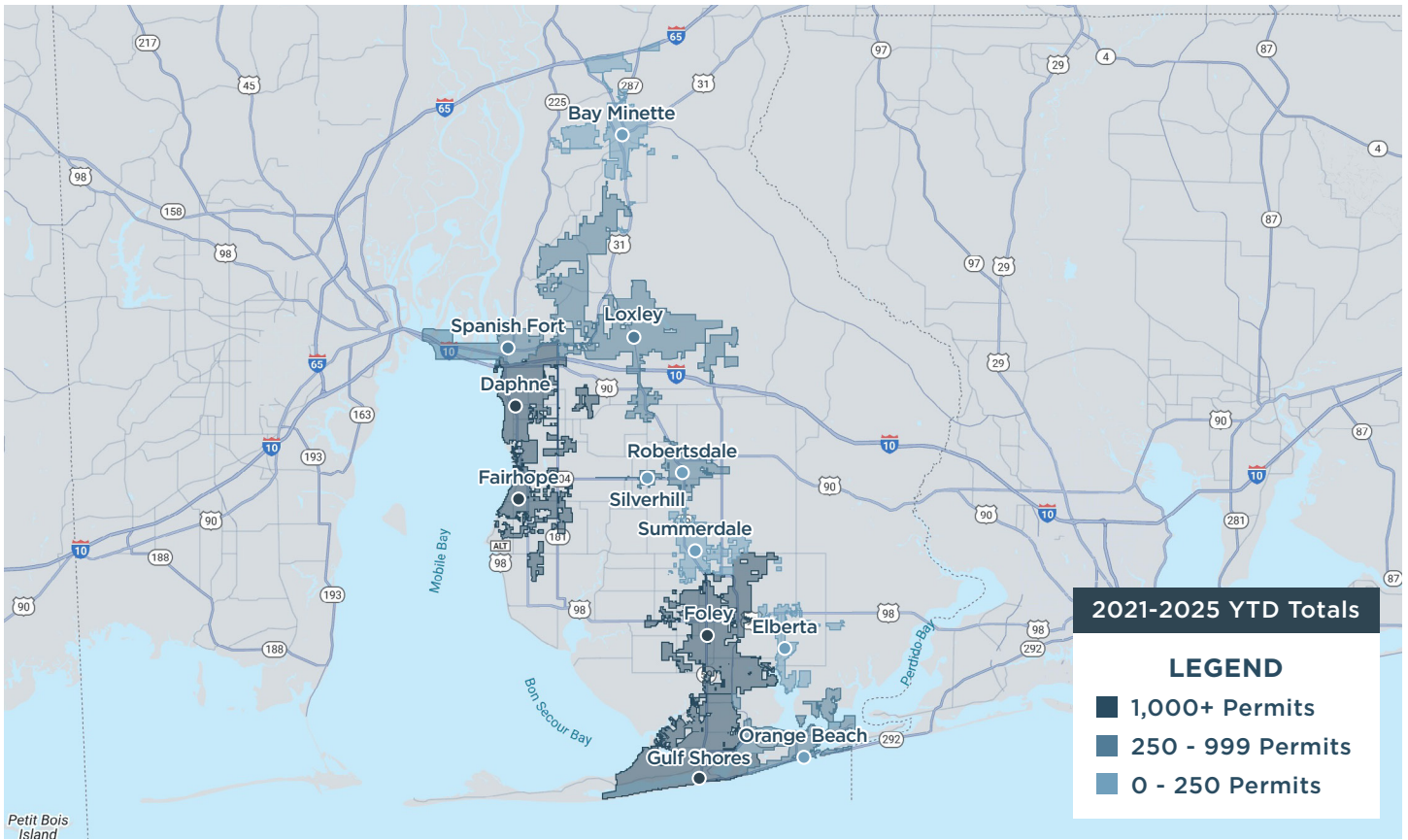


Baldwin County's average sales price has increased 24.9% since 2021.

source: Baldwin Realtors*

More homes are needed as more people move to Baldwin County, and that demand continues to fuel new construction, multi-family development, and sales activity. While sales volume softened in 2024, the underlying driver, net migration, remains one of Baldwin County's strongest growth signals.

NEW CONSTRUCTION

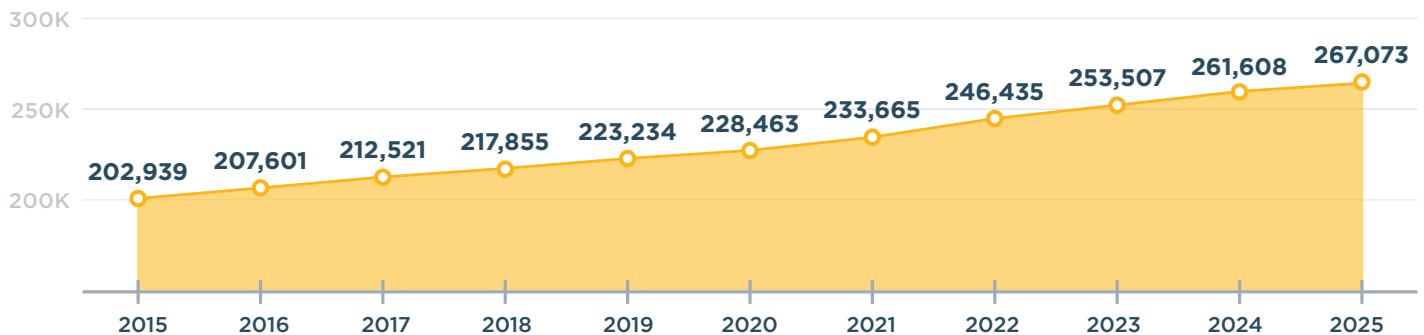


BALDWIN COUNTY NEW SINGLE-FAMILY BUILDING PERMITS (2021-2025 YTD)						
Region	2021	2022	2023	2024	2025 YTD	2021-2025 YTD TOTALS
Bay Minette	65	43	33	21	18	180
Daphne	443	311	232	322	102	1,410
Elberta	0	0	0	0	0	0
Fairhope	288	259	296	162	143	1,148
Foley	743	596	1,005	976	194	3,514
Gulf Shores	471	509	416	148	148	1,692
Loxley	0	76	140	285	8	509
Orange Beach	0	136	168	200	46	550
Robertsdale	0	89	84	88	43	304
Silverhill	0	248	54	229	44	575
Spanish Fort	106	72	111	85	49	423
Summerdale	0	13	12	52	70	147
Unincorporated	650	773	770	694	521	3,050
Total	2,766	3,125	3,321	3,262	1,386	13,502

source: Alabama Center for Real Estate

POPULATION GROWTH

BALDWIN COUNTY POPULATION GROWTH (2015-2025)



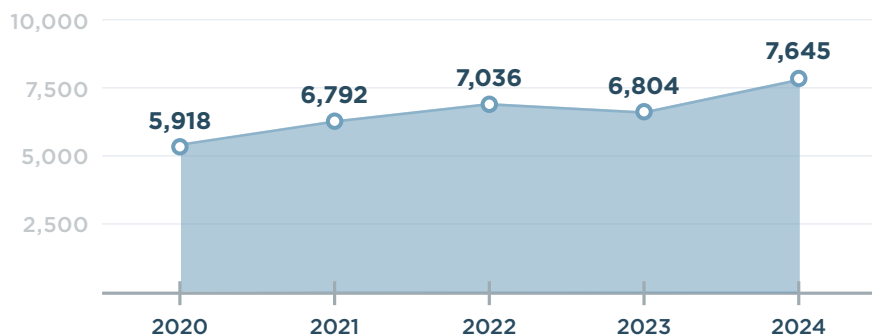
source: U.S. Census Bureau



96% of Baldwin County's population growth is a result of incoming migration.

source: U.S. Census Bureau

BALDWIN COUNTY ANNUAL NET DOMESTIC MIGRATION (2020-2024)



source: U.S. Census Bureau

Since 2015, the county has added over **64,000** new residents, representing a **32% increase** in just ten years. Many new residents are moving from nearby areas like Mobile, AL, and Escambia, FL, but Baldwin is also attracting households from major metros like Atlanta, Dallas, and Chicago. Listing activity confirms the same pattern, with the largest share of out-of-area home searches originating in Chicago, IL, Dallas, TX, and Atlanta, GA, metro areas.

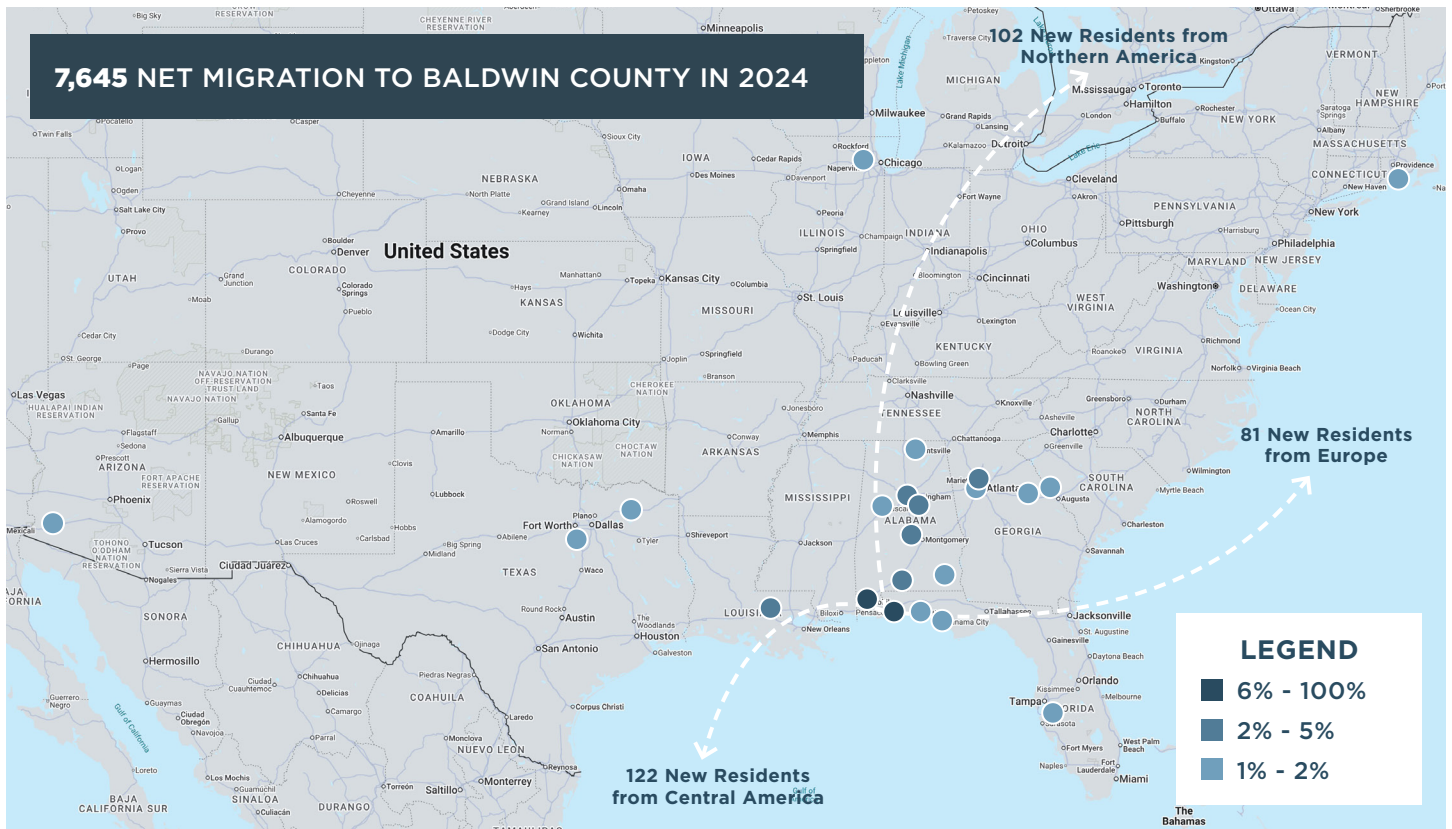
These trends underscore Baldwin County's national position as one of the fastest-growing metros, driven by quality of life, affordability, and business opportunity. With the 14th lowest tax burden in the U.S., community amenities, and a thriving economy, Baldwin County continues to prove it is a premier destination for both people and investment.

BALDWIN COUNTY RESIDENTIAL MARKET LISTING VIEWS (2024)

Region	% of Total Views
Cook County, IL	12.8%
Dallas County, TX	4.1%
Fulton County, GA	3.8%
Mobile County, AL	3.3%
New York County, NY	2.5%
Escambia County, FL	1.9%
Jefferson County, AL	1.8%
Loudoun County, VA	1.7%
Orleans Parish, LA	1.7%
Miami-Dade County, FL	1.3%

source: Realtor.com

MIGRATION ORIGINS



BALDWIN COUNTY MIGRATION LOCATION OF ORIGIN (2024)

Region	Total New Residents	% of Total New Residents	Region	Total New Residents	% of Total New Residents
Mobile County, AL	785	10.27%	Columbia County, GA	100	1.31%
Escambia County, FL	464	6.07%	Tuscaloosa County, AL	95	1.24%
Autauga County, AL	327	4.28%	Greene County, GA	91	1.19%
Shelby County, AL	306	4.00%	Fulton County, GA	87	1.14%
Cobb County, GA	256	3.34%	Santa Rosa County, FL	86	1.13%
Escambia County, AL	232	3.04%	Dale County, AL	81	1.06%
Jefferson County, AL	184	2.41%	Johnson County, KS	81	1.06%
East Baton Rouge Parish, LA	173	2.27%	Europe	81	1.06%
Madison County, AL	127	1.65%	Hopkins County, TX	80	1.05%
Central America	122	1.60%	Newport County, RI	80	1.04%
Manatee County, FL	112	1.46%	Yuma County, AZ	76	0.99%
DuPage County, IL	104	1.36%	Okaloosa County, FL	76	0.99%
Northern America	102	1.34%	Etowah County, AL	72	0.94%

source: U.S. Census Bureau

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