

#1 in New Home Permits in Alabama — ALEX Intelligence 2026

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Baldwin County leads the state — but approvals fell 25.8% in one year

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THE DATA

-25.8%

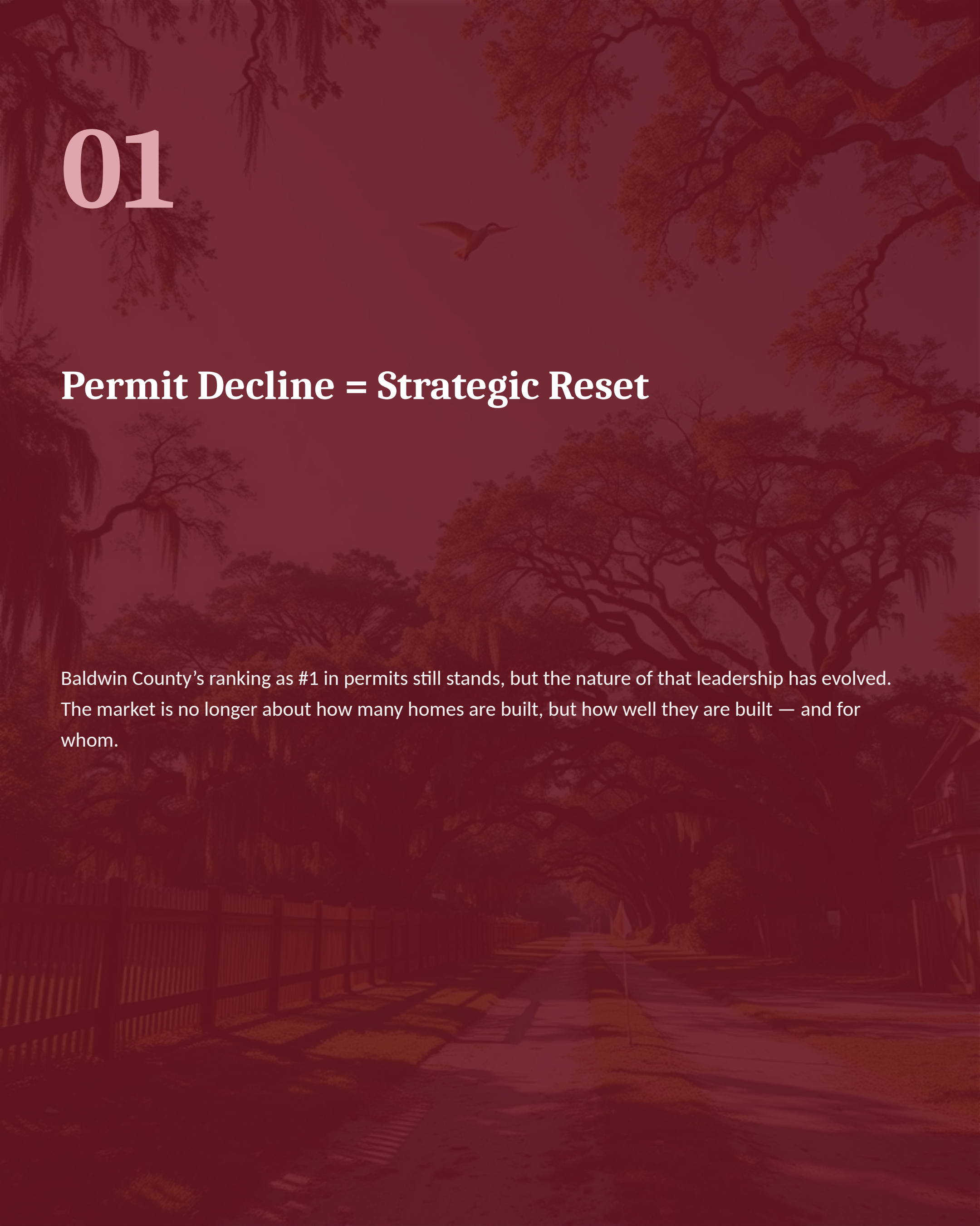
One-Year Change in One-Unit Homes Permitted (2025)

Baldwin County's pace of new home approvals dropped sharply in 2025 compared to 2024.

This 25.8% decline is not a sign of market failure, but a strategic recalibration. After years of rapid expansion, the county is shifting from volume-driven growth to higher-quality, higher-margin development. The data reflects a maturing market where builders are responding to tighter capital constraints and rising construction costs, not declining demand.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 ·
ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-10-baldwin-county-permits-market-change>





01

Permit Decline = Strategic Reset

Baldwin County's ranking as #1 in permits still stands, but the nature of that leadership has evolved. The market is no longer about how many homes are built, but how well they are built — and for whom.



02

The Value Gap Is Widening

This dynamic benefits homeowners and investors who already own in high-demand areas like Gulf Shores and Orange Beach. It also creates a structural advantage for developers who can deliver premium, low-impact, and sustainable designs — the kind that align with local environmental and zoning regulations, and that attract long-term tenants and owners.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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