

#40 in U.S. on Home Price Growth — FHFA 2026 Q2

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Daphne-Fairhope-Foley, AL ranks in top 12% of U.S. metros — ALEX Intelligence, 2026

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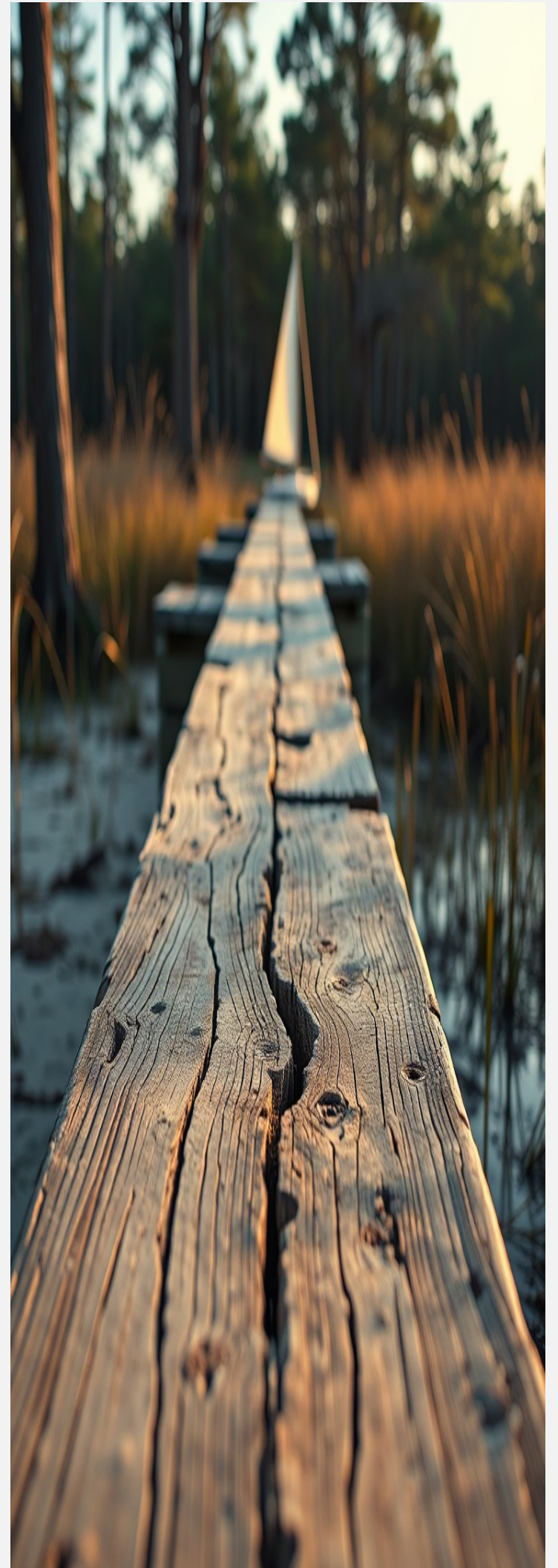
THE DATA

6.8%

one-year change in the metropolitan house price index (2026 Q2)

This 6.8% increase places Daphne-Fairhope-Foley among the nation's top-performing metro areas in housing appreciation, even as sales volume cools. The divergence between price momentum and transaction volume signals that demand is shifting from volume to quality — buyers are selective, not absent.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-13-baldwin-county-hou-fhfa-hpi-growth-1y-msa>



01

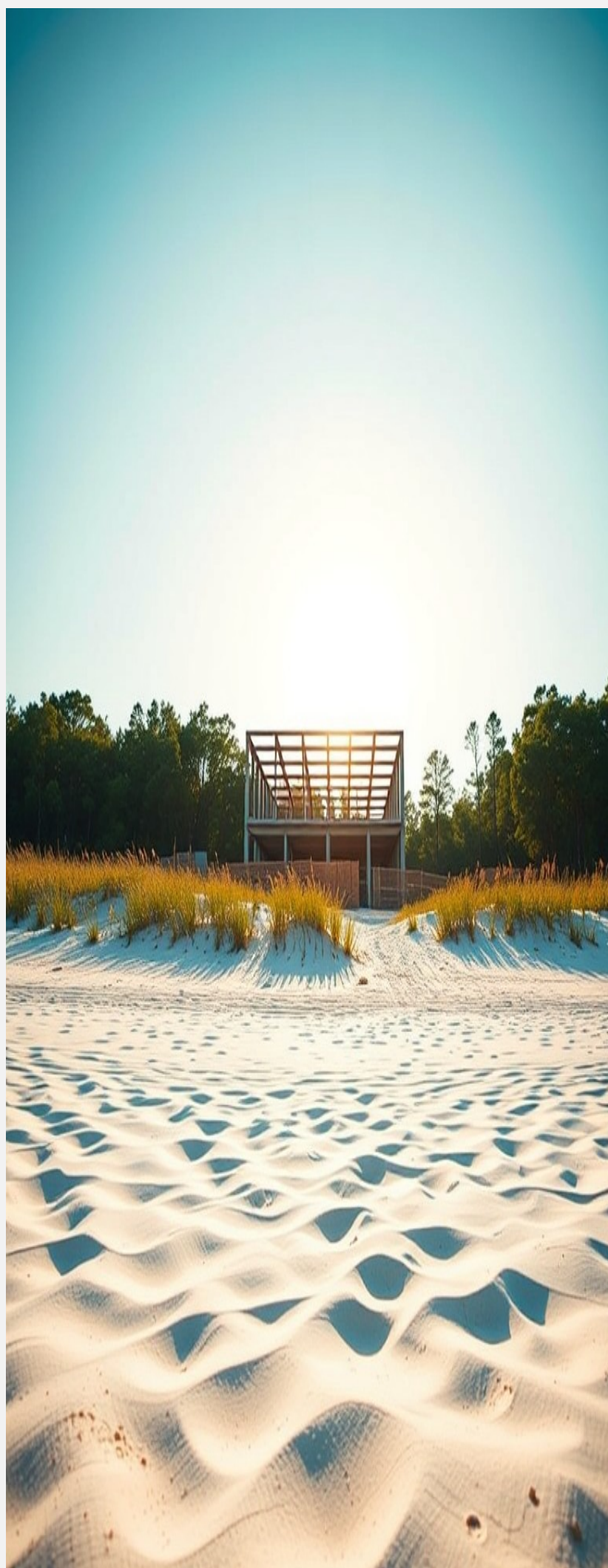
Price Growth ≠ Demand Collapse

This is not a bubble. It's a refinement. The market is no longer driven by speculative volume but by enduring demand anchored in population growth, job stability, and long-term residency preferences — all of which are reinforced by Baldwin County's coastal identity and infrastructure investment.

02

Cooling Sales, Not Falling Prices

This is not a warning sign. It's a sign of maturity. As demand becomes more selective and supply remains constrained, price resilience becomes the norm. The 6.8% growth figure is not an outlier — it's the new baseline for sustained, sustainable appreciation in a high-demand coastal economy.



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