

Top 3 Source of Inbound Migration — ALEX Intelligence 2026

43.8% of New Households Come From Just 3 Counties

Baldwin County's migration is hyper-concentrated — a rare structural advantage

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THE DATA

43.8%

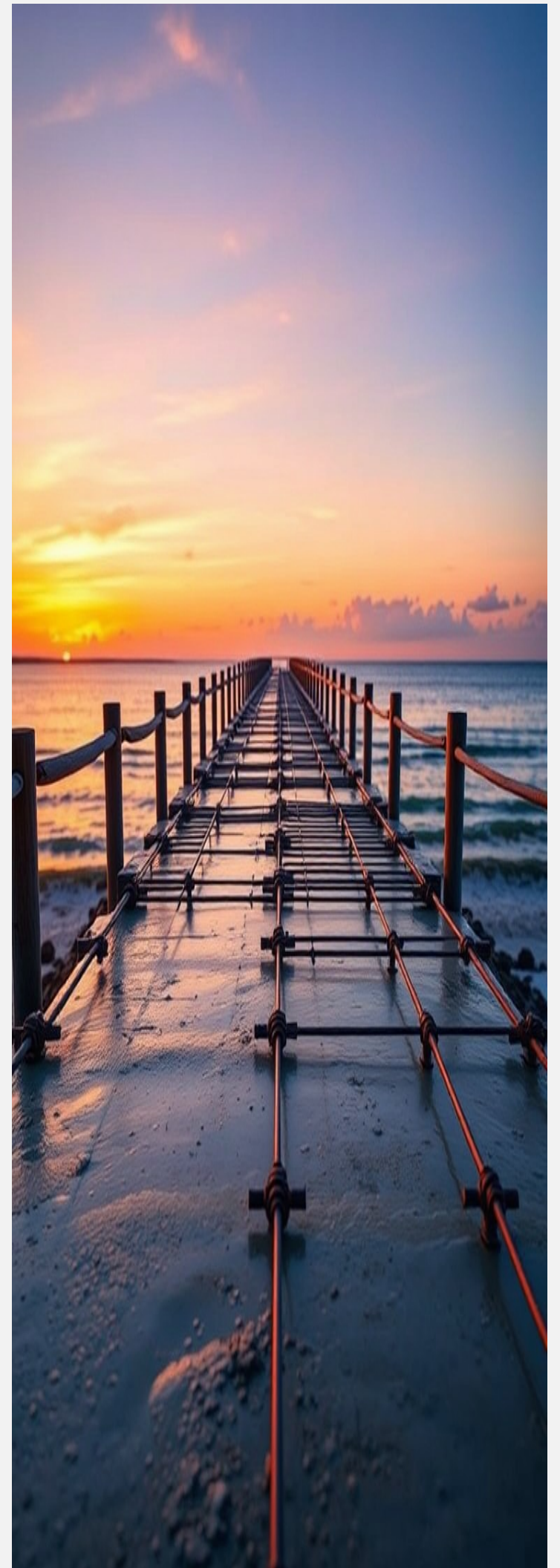
Share of Arriving Households From the Top Three Counties (2023)

The top three sending counties — Mobile, Escambia (FL), and Jefferson — account for more than four in ten new households in Baldwin County.

This concentration reflects deep regional ties and shared economic and cultural patterns across the Gulf Coast. Mobile County alone sends 1,002 households annually, making it the single largest source of new residents. The dominance of just three counties signals a stable, predictable flow of migration, reducing market volatility from unpredictable or distant inflows.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-16-baldwin-county-mig-county-top3>



01

Migration Stability Fuels Development

The result is a housing market that remains resilient even amid national affordability pressures — not because prices are low, but because demand is anchored in a narrow, reliable set of sending regions.

02

The Hidden Risk of Over-Reliance

For real estate strategists, this means that while current trends are favorable, long-term planning must include scenario modeling for disruptions in Mobile, Escambia, or Jefferson County — not just national macroeconomic shifts.



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