

32.3% Aged 65+ in Foley — ALEX Intelligence 2026

Foley Leads Alabama in Senior Share

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THE DATA

32.3%

Share Aged 65 and Over (2024)

Foley has the highest share of residents aged 65 and over in Baldwin County, according to the 2024 American Community Survey.

This level of senior concentration is not just a demographic footnote — it signals a deeply entrenched retirement economy. Foley's housing stock, infrastructure, and community services are increasingly shaped by the needs of an aging population, from accessible design to healthcare proximity. This demographic stability also correlates with long-term property retention and reduced turnover, creating a uniquely resilient market.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-baldwin-county-senior-share-place-mkt>



01

Retirement Demand Drives Market Resilience

The data suggests that communities with high senior shares are not just 'aging' — they are becoming more resilient. This is not a passive trend; it's an active market signal that Baldwin County's coastal retirement hubs are developing long-term value anchors that outperform more transient markets.





02

Infrastructure Follows Age, Not Just Growth

This shift suggests that future development in Baldwin County will be less about volume and more about quality of life. Communities like Foley, where age profile is embedded in planning, are better positioned to maintain high livability scores and attract capital seeking stable, low-turnover environments — a model that may soon define the next phase of Gulf Coast real estate.

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