

32.3% Share Aged 65+ — ALEX Intelligence 2026

Foley Leads Baldwin County in Senior Share

32.3% of residents aged 65+ — ALEX Intelligence 2026

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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.

This concentration is not a demographic footnote—it reflects a long-term shift in housing demand and urban form. As retirees age in place, they stabilize the housing market through long-term occupancy and reduced turnover, directly supporting price resilience. The data signals a deepening of permanent, not seasonal, community infrastructure.

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

Senior-Driven Market Stability

This stability is not accidental. It reflects decades of deliberate community planning, retirement-friendly zoning, and healthcare access development, all of which have compounded into a self-reinforcing cycle of permanence and investment. The market is less about growth and more about consolidation of value.



02

The Hidden Cost of Aging In Place

The data suggests that while demand remains strong, supply is constrained by the very demographic that makes the market stable. The future of growth lies not in new construction, but in adaptive reuse—converting existing homes into multi-generational or accessible units.

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