53.4% of Homes in 50-Unit Buildings or Larger — ALEX Intelligence 2026

Orange Beach Has 53.4% Large Apartment Share

Highest in Baldwin County — ALEX Intelligence, 2026

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THE DATA

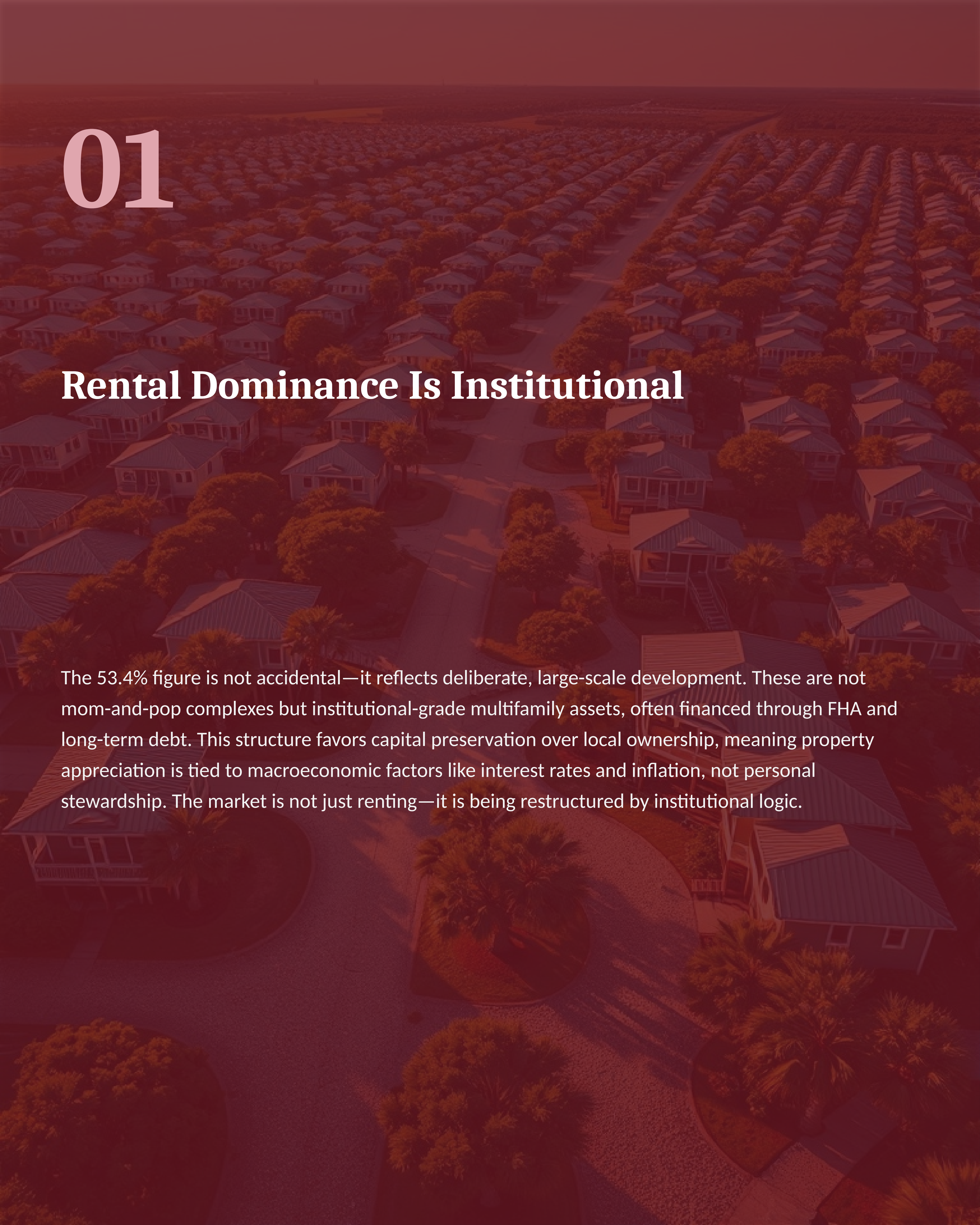
53.4%

Share of Homes in 50-Unit Buildings or Larger (2024)

Orange Beach leads Baldwin County in large apartment stock, reflecting a market increasingly shaped by institutional investment and rental demand.

This figure is not a trend—it is a structural reality. With over half of all housing units in buildings of 50+ units, Orange Beach has effectively become a rental corridor. This concentration suggests limited supply for owner-occupied homes, particularly for first-time buyers. The data reveals a bifurcated market: investor-driven rental assets dominate, while owner-occupied housing remains constrained.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-23-baldwin-county-apartment-share-place-mkt



01

Rental Dominance Is Institutional

The 53.4% figure is not accidental—it reflects deliberate, large-scale development. These are not mom-and-pop complexes but institutional-grade multifamily assets, often financed through FHA and long-term debt. This structure favors capital preservation over local ownership, meaning property appreciation is tied to macroeconomic factors like interest rates and inflation, not personal stewardship. The market is not just renting—it is being restructured by institutional logic.

02

Owner-Occupancy Is Under Siege

With only 2.2% of homes in Fairhope and 0.9% in Foley classified as large apartments, the contrast with Orange Beach is stark. The absence of large multifamily stock in these areas is not a sign of opportunity—it is a sign of exclusion. As institutional demand drives up land prices and construction costs, smaller developers and individual buyers are pushed out. The result is a market where owner-occupancy is increasingly a luxury, not a norm.

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

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