Top-to-Median Home Value Gap: 1.5x — ALEX Intelligence 2026

1.5x Gap Between Top & Median Home Values

Baldwin County's priciest cities sit 50% above the median — a structural divide shaping its market.

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THE DATA

1.5x

Top-to-Median Home Value Gap (2024)

Orange Beach leads Baldwin County with a home value 1.5 times the county median.

This 1.5x gap is not a statistical anomaly — it reflects a deep bifurcation in the local housing market. The most expensive cities are not outliers; they are the center of gravity for investment, migration, and long-term appreciation. This divergence is sustained by limited new construction and strong in-migration, particularly from high-income domestic and international buyers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-26-baldwin-county-spread-home-value-place

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The Gap Favors Exclusivity

This 1.5x spread is not a sign of imbalance — it’s a feature of a market that rewards exclusivity. Orange Beach’s $502,400 median value is not just higher; it’s structurally insulated from downward pressure. With inventory constrained and new development capped by environmental and zoning limits, the top tier remains resilient even as broader sales volume dips. This is not a bubble — it’s a premium tier built on scarcity and sustained demand.

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Median Values Are the Real Battleground

While Orange Beach soars, the median value remains anchored by cities like Bay Minette and Robertsdale. This creates a dual economy: one for luxury and second homes, another for primary residents and affordability seekers. The real risk isn't price collapse — it's that the median may be left behind. Without policy interventions to support workforce housing or moderate growth in lower-tier areas, Baldwin County risks deepening socioeconomic divides, even as the top tier continues to outperform.

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