

93.4% of Baldwin County's Large Apartment Stock in Top 3 Cities — ALEX Intelligence 2026

93.4% of Baldwin County's Large Apartments in 3 Cities

Top 3 cities hold nearly all of the region's large-scale rental stock

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THE DATA

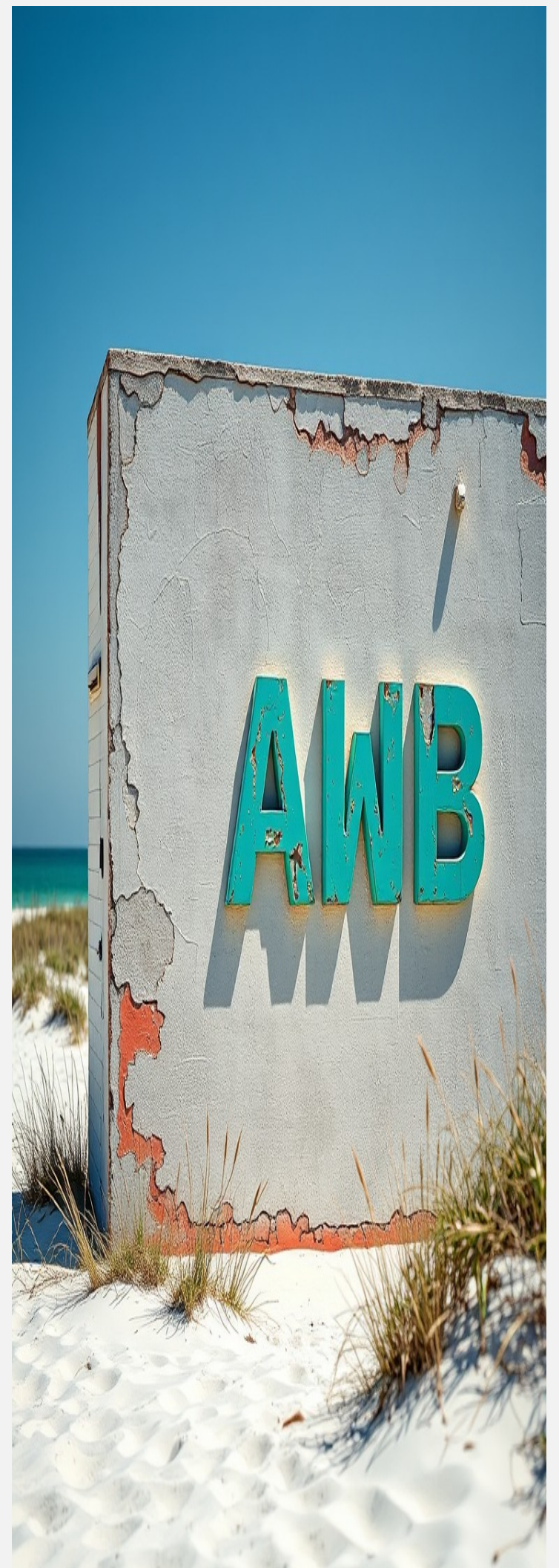
93.4%

Share of the Market's Large Apartment Stock in Its Top Three Cities (2024)

This concentration is unprecedented in Alabama's Gulf Coast markets.

The data reveals that Orange Beach, Gulf Shores, and Spanish Fort collectively account for 93.4% of Baldwin County's large apartment units. This level of geographic concentration is not just a trend — it is a structural reality shaping everything from infrastructure demand to housing affordability and investment risk across the county.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-27-baldwin-county-concentration-apartment-units-place>



01

The Market is Not Balanced

For investors and policymakers, this is not a data point — it is a signal. The region's growth is not organic or evenly spread; it is driven by a few high-density hubs. Any strategy ignoring this reality risks misallocating capital or underestimating the need for infrastructure expansion in non-core zones.



02

Affordability is Local, Not Regional

This dynamic suggests that local policy, zoning, and development incentives must be tailored to each city's unique position. A one-size-fits-all approach to housing regulation will fail where supply is hyper-localized and demand is dispersed.

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

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