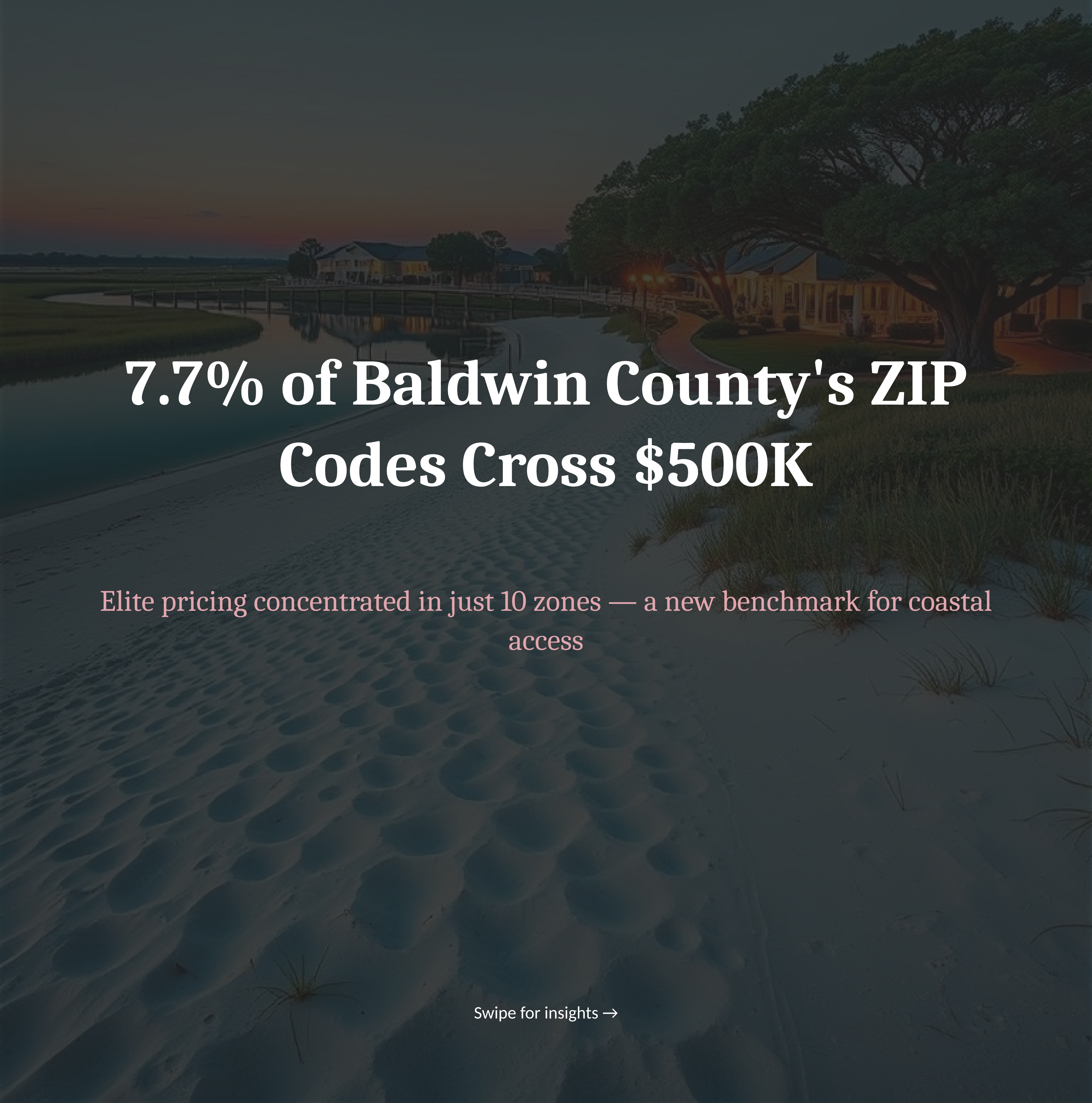
7.7% of ZIP Codes Above $500K Median Value — ALEX Intelligence 2026



7.7% of Baldwin County's ZIP Codes Cross $500K

Elite pricing concentrated in just 10 zones — a new benchmark for coastal access

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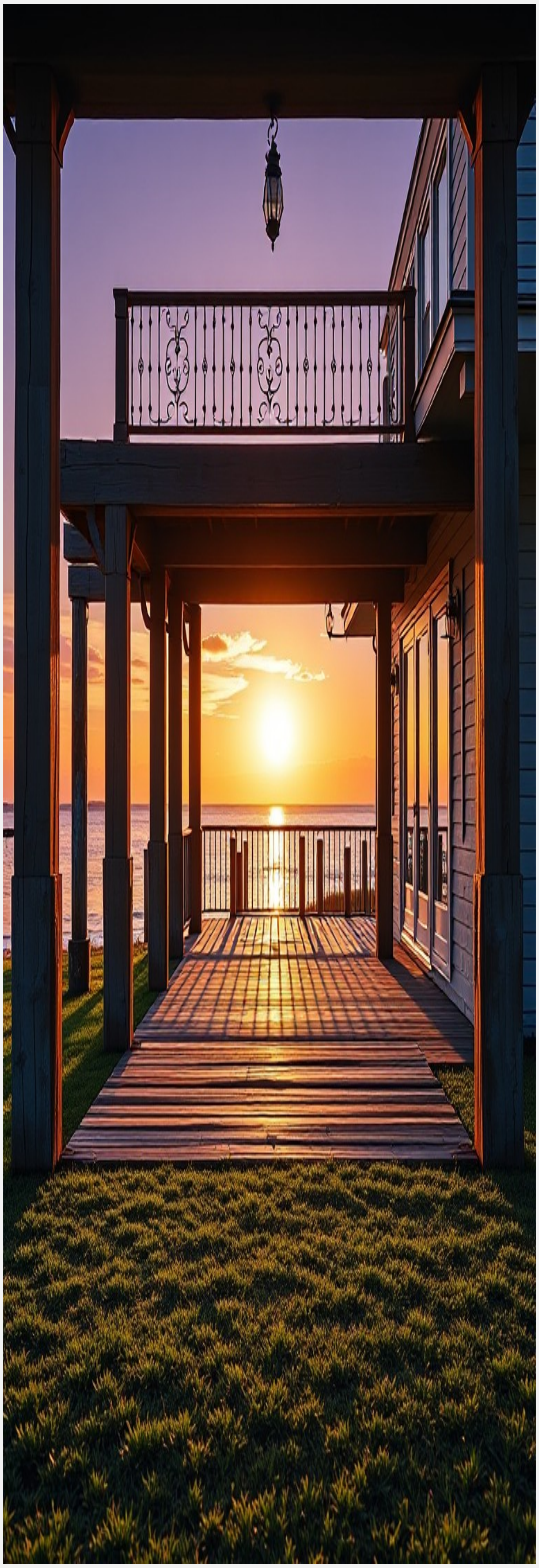
THE DATA

7.7%

Share of Zip Codes With Median Home Value Above $500,000 (2024)

Only 10 of Baldwin County’s ZIP codes now exceed $500,000 median home value.

This is not a broad market shift — it’s a hyper-concentrated threshold. The top 10 ZIP codes, all within the county’s core Gulf Coast corridor, now represent a new tier of real estate value. The data reflects a structural bifurcation: one segment of the market is increasingly exclusive, while the broader region remains anchored at lower price points.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-28-baldwin-county-threshold-home-value-500000-zcta

01

Affordability is no longer regional — it's ZIP-code specific

The 7.7% figure reveals that the $500K threshold is no longer a statewide or metro-wide milestone. It’s a micro-local phenomenon, confined to a small number of high-demand ZIPs. This means that even within Baldwin County, residents in one ZIP may experience a market that is nearly unattainable for those in neighboring areas — not due to income, but due to location-specific value capture.

This is not a sign of widespread wealth, but of concentrated demand. The data shows that only in the most sought-after coastal pockets — where walkability, beach access, and infrastructure are most developed — has pricing reached this level.

02

The elite tier is self-reinforcing

The ZIP codes above $500K are not isolated outliers — they are the same areas with the highest development density, most public investment, and strongest infrastructure upgrades. The Waterway Village Transformation in Gulf Shores and the vehicle barrier system in downtown Gulf Shores are not coincidental; they are strategic interventions that enhance desirability in these high-value zones.

This creates a feedback loop: more investment attracts more buyers, which drives up prices, which justifies further investment. The result is a self-reinforcing cycle that makes it harder for new entrants to access even the lower end of these ZIPs, locking out future generations from a market that is no longer accessible to median-income buyers.

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