

Top In-Migration Growth in Alabama — ALEX Intelligence 2026

Baldwin County Leads Alabama in In-Migration Growth

Top-ranked in net household inflow from within the Southeast — ALEX
Intelligence, 2026

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THE DATA

7.4%

Five-Vintage Change in Households Moving In (2023)

Baldwin County's in-migration growth outpaced every other U.S. county the IRS recorded sending households to in both 2017-18 and 2022-23.

This 7.4% increase in net household inflows over five vintages reflects a deepening structural shift, not just a short-term trend. The data reveals that Baldwin County is not just attracting distant out-of-state buyers—it is drawing sustained migration from within Alabama and Florida, particularly from neighboring counties with high population density and rising costs. This internal migration wave suggests strong regional pull, not just coastal novelty.

01

Migration Is the Real Market Engine

The 7.4% in-migration growth is not just a headline—it's a signal of enduring demand. Unlike markets driven by speculative flips or seasonal rentals, Baldwin County's growth is rooted in households relocating for long-term residence. This shift implies a maturing real estate market with sustained buyer demand, reduced volatility, and stronger tenant retention. The influx is not from one or two sources, but from a network of 10 counties, indicating broad-based confidence in the region's stability and lifestyle appeal.

02

The Hidden Cost of Resilience

While the in-migration surge signals strength, it also pressures the region's infrastructure and development capacity. The Atlanta Fed's FEDS Notes (Oct 1, 2026) highlight elevated input costs in Southeast construction, which are already influencing new home pricing. As more households settle in, development timelines may lengthen and permitting bottlenecks emerge—especially in core areas like Fairhope and Orange Beach. This could lead to a future gap between demand and supply, even as resale activity cools, making early entry strategic.



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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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