

Ranked #75 in U.S. on 5-Year HPI Growth — ALEX Intelligence 2026

Baldwin County Ranks #75 in U.S. on 5-Year HPI Growth

Top-tier appreciation in a resilient Gulf Coast market

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THE DATA

53.0%

five-year change in the metropolitan house price index (2026 Q2)

Baldwin County's metropolitan area posted a 53.0% increase in home prices over five years, placing it among the top 75 U.S. metros.

This growth reflects deep structural demand driven by long-term migration, coastal resilience, and industrial anchoring in the region. The figure is not a temporary spike but a sustained trend, as measured by the FHFA All-Transactions Index, which captures both purchase and refinance appraisals across the Daphne-Fairhope-Foley MSA.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-04-baldwin-county-hou-fhfa-hpi-growth-5y-msa>



01

Appreciation is structural, not speculative

This suggests that price appreciation is not vulnerable to sudden rate hikes or speculative corrections. Instead, it is sustained by demographic and economic fundamentals, meaning the market is likely to maintain upward momentum even amid tighter credit conditions.



02

Inventory growth may stabilize, not slow, appreciation

The key insight: rising inventory is not a bearish signal here. It indicates a maturing market where supply is catching up to demand without triggering price collapse. This is not a correction — it is a normalization of a historically undersupplied market.

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