

#1 in Household Migration Gain — ALEX Intelligence 2026

Baldwin County Leads Alabama in Migration Gains

1,130 net households moved in — #1 in state for 2022-23

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THE DATA

1,130

Net Migration in Households (2023)

Baldwin County gained 1,130 households through migration between 2022 and 2023, the highest in Alabama.

This figure reflects a sustained inflow of new residents, driven by the region's appeal to remote workers, retirees, and second-home buyers. The data comes from the IRS Statistics of Income, which discloses only flows above its threshold — meaning the actual number is likely higher. This migration momentum is a critical undercurrent in a market where home sales have declined year-over-year.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-05-baldwin-county-mig-net-total>



01

Migration Outpaces Sales Decline

This disconnect suggests that the market is not cooling due to lack of interest, but rather due to transactional friction — likely stemming from high mortgage rates and cautious buyer behavior. The migration data reveals a resilient long-term foundation beneath short-term transactional softness.



02

The Real Driver of Price Resilience

This price growth is not driven by new construction or speculative flipping, but by steady, sustained population inflow. Each new household brings not just demand, but long-term commitment — reducing volatility and supporting sustained appreciation even when sales volume dips. Migration is the hidden engine of market stability.

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