

Foley — #1 of 8: Median Resident Age

Foley leads Baldwin County in median age

Source: ALEX Intelligence · Published October 12, 2026

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THE DATA

53 years

Median Resident Age (2024)

Foley is the oldest city in Baldwin County by median age, surpassing Gulf Shores and Orange Beach.

This age profile reflects decades of long-term residency, retirement migration, and low turnover in housing stock. The concentration of older homeowners correlates with stable, high-value properties and limited new construction, reinforcing a market where tenure and equity are deeply entrenched.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-12-baldwin-county-median-age-place-mkt>

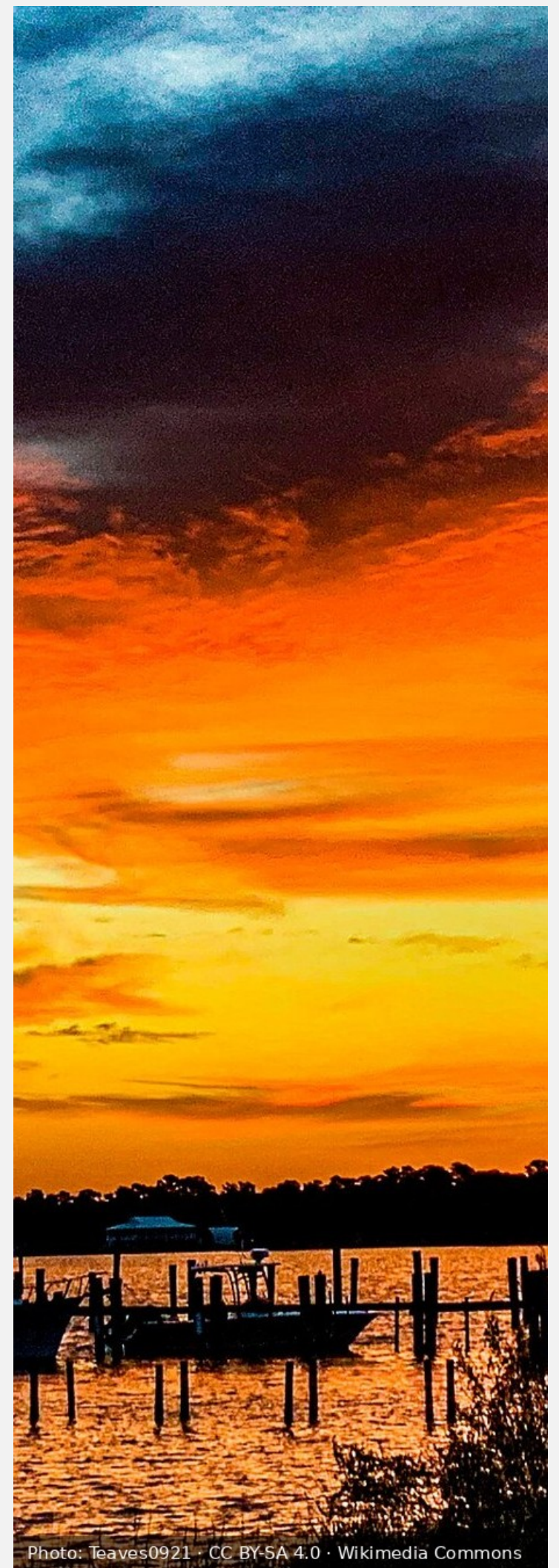


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Older residents = higher equity retention

Foley's 53-year median age suggests deep equity accumulation over time. Long-term homeownership reduces turnover, stabilizes values, and creates a resilient market less sensitive to short-term volatility. This demographic is less likely to sell during rate hikes or economic uncertainty, supporting sustained home values.

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Demographics drive price resilience

While younger markets like Bay Minette (35 years) see higher turnover and new construction, Foley's aging population correlates with lower inventory and higher median prices. This demographic inertia creates a self-reinforcing cycle: older residents hold onto homes, limiting supply and increasing perceived scarcity, which supports price growth despite broader market softening.



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