

#1 in Baldwin County, #1 in Alabama — ALEX Intelligence 2026

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Foley is Alabama's oldest city by median age — ALEX Intelligence 2026

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THE DATA

53 years

Median Resident Age (2024)

Foley's median age is 53, the highest in Baldwin County and the state.

This is not a demographic outlier — it is a structural feature of the market. Foley's age profile reflects decades of permanent settlement, with a concentration of long-term residents who have built equity, established businesses, and anchored community institutions. The city's demographic inertia is shaping its real estate dynamics, favoring stability over turnover.

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>

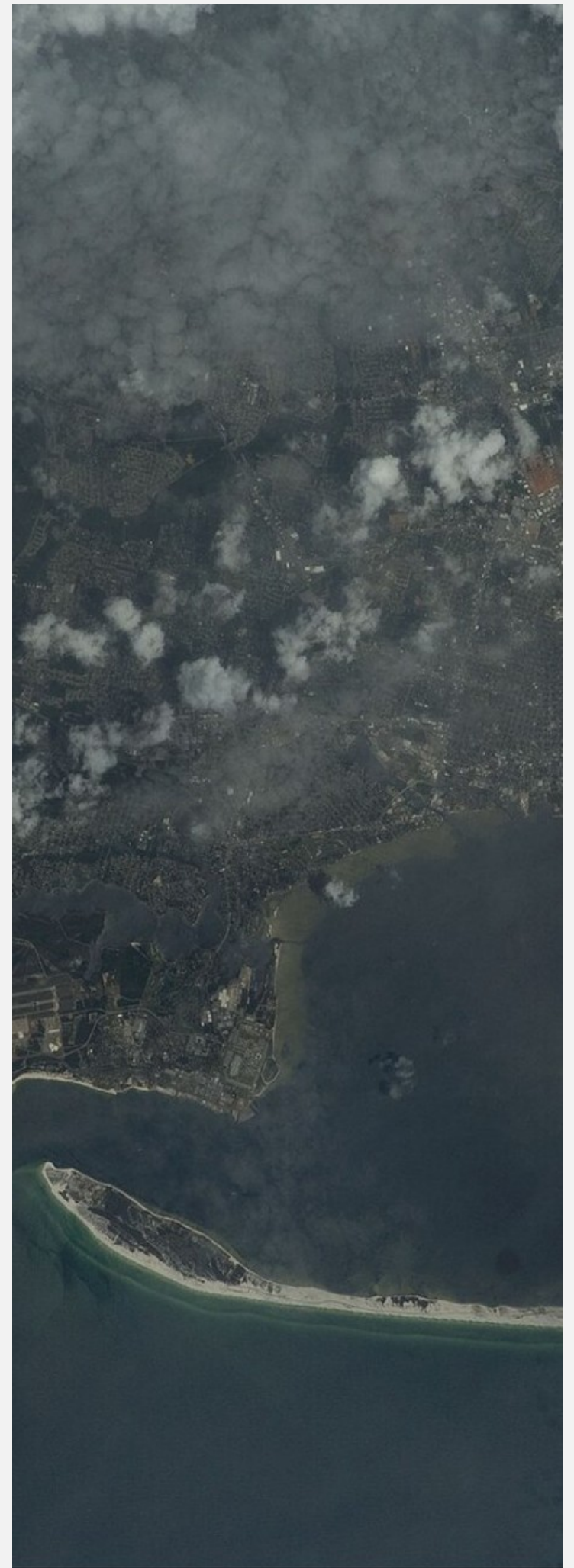


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Age drives stability, not stagnation

High median age does not imply low demand. In Foley, older residents are not retiring into passivity — they are actively investing in homes, maintaining properties, and supporting local services. This demographic pattern creates a resilient market: lower turnover, higher homeowner equity, and stronger long-term rental demand for accessible, maintenance-friendly housing. The market is not aging out — it is aging into strength.

02

Demographics are the new value driver

In Baldwin County, where new construction is increasingly targeted at younger buyers, Foley's older population represents an underappreciated asset class. Properties in Foley are not just older — they are more stable, with lower vacancy rates and higher long-term occupancy. This creates a counterintuitive advantage: older neighborhoods with high resident tenure are becoming more desirable for investors seeking predictable returns, not just growth.



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