

Baldwin County — #1 of 10: Year-Over-Year Change in Households Moving In

Baldwin County's In-Migration Drop: 3.5% Year-Over-Year

Source: ALEX Intelligence · Published October 21, 2026

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THE DATA

3.5%

Year-Over-Year Change in Households Moving In (2023)

This marks a measurable slowdown in inbound migration to Baldwin County between 2021-22 and 2022-23.

The 3.5% decline in household inflows signals a potential inflection point in the region's growth trajectory. While Baldwin County remains a top destination, the rate of new arrivals is slowing even as coastal demand persists. This shift may reflect a maturation of the market, where initial migration momentum is giving way to consolidation and supply constraints.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-baldwin-county-mig-trend-in-total>



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01

Demand Outpaces Supply

Despite the dip in new households, coastal cities like Gulf Shores and Orange Beach are recording record sales volumes and 12% year-over-year price growth. This divergence suggests that existing residents and long-term buyers are driving transactions, not new arrivals. The market is shifting from an influx-driven model to a self-sustaining one anchored in local demand and infrastructure investment.

02

Migration Is Not the Only Driver

The data reveals that in-migration trends are no longer the primary engine of market momentum. With inventory 22% below pre-pandemic levels and new listings declining month-over-month, the real story is not who is moving in—but who is staying, investing, and building. The resilience of home prices in 2026 is rooted in local capital deployment, not population inflows.



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