

Orange Beach — #1 of 8: Share of Homes Valued \$500K or More

Orange Beach Leads Alabama in \$500K+ Homes

68.5% of homes hit half-million mark — ALEX Intelligence 2026

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THE DATA

68.5%

Share of Homes Valued \$500K or More (2024)

In Orange Beach, over two-thirds of homes are valued at \$500,000 or more, according to the 2024 American Community Survey.

This figure is not just a sign of luxury — it reflects a deep structural shift in Baldwin County's housing stock. The concentration of high-value homes is not accidental; it is the outcome of decades of coastal zoning, limited land availability, and a steady influx of higher-income residents. The market is not simply expensive — it is becoming increasingly exclusive.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-26-baldwin-county-half-million-share-place-mkt>

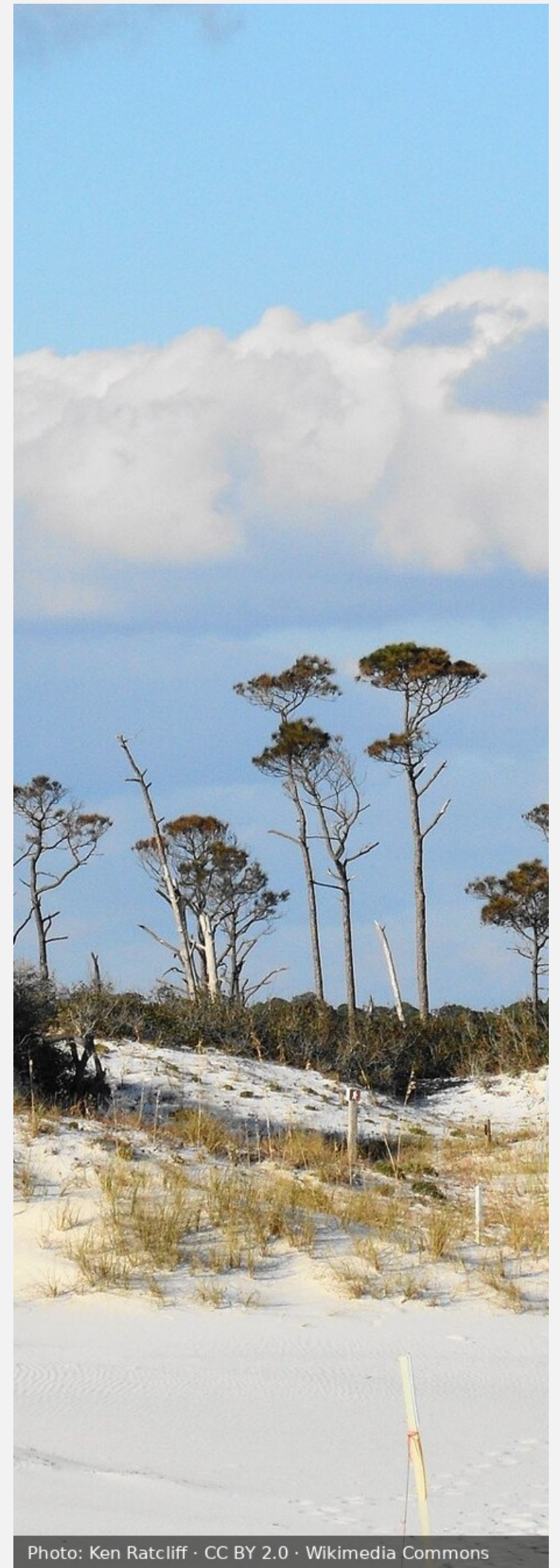


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01

Value Is No Longer Just Price

The 68.5% threshold in Orange Beach signals that market value is now defined by scarcity and permanence, not just square footage or view. Homes here are increasingly seen as long-term wealth assets, not just dwellings. This shift is reinforced by the city's limited buildable land and high property tax burden, which discourages speculative development and preserves high-end equity.

The data suggests that future appreciation will be driven less by construction and more by regulatory control — a move toward value through restriction, not expansion.

02

The Hidden Price of Exclusivity

As Orange Beach leads Alabama in high-value homes, it also sets a precedent for what happens when a market becomes too concentrated. The 68.5% figure implies that affordability is not just a policy issue — it is a demographic reality. With only 1.1% of homes in Bay Minette priced at \$500K+, the gap between cities is not just economic but structural.

This divide is likely to harden. As infrastructure investments like the new roundabout in Foley and resurfacing in Gulf Shores proceed, they may further entrench access disparities — serving high-income enclaves while leaving lower-income areas behind. The result is not just a price gap, but a spatial and social one.



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