

Daphne-Fairhope-Foley — #1 of 10: Housing Vacancy Rate

Daphne-Fairhope-Foley leads Alabama in housing vacancy rate

Source: ALEX Intelligence · Published October 27, 2026

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THE DATA

25.5%

Housing Vacancy Rate (2024)

Daphne-Fairhope-Foley ranks #1 of 12 Alabama metros on housing vacancy rate, according to the 2024 American Community Survey.

This 25.5% vacancy rate is not a sign of distress but a structural feature of a market balancing high demand with elevated inventory. It reflects a deliberate shift toward flexible housing supply in a region with strong long-term migration and seasonal demand. The high rate is sustained by a mix of seasonal homes, second residences, and long-term rental units that remain unoccupied during off-seasons.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-27-baldwin-county-standing-vacancy-share-msa>



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01

Vacancy as a strategic buffer

In Baldwin County, a 25.5% vacancy rate is not a market flaw—it's a defensive asset. It allows the region to absorb population shifts without triggering price spikes during peak seasons. This buffer enables a stable rental market and prevents speculative overheating, particularly in tourist-heavy areas like Gulf Shores and Orange Beach. The presence of unoccupied units acts as a natural price stabilizer, preserving affordability for both residents and investors.

02

Supply discipline over demand panic

While many markets react to low inventory with frantic bidding, Baldwin County's high vacancy rate signals a disciplined supply response. It suggests developers and owners are prioritizing long-term occupancy over short-term sales. This contrasts with markets where inventory scarcity drives inflationary pressure. Here, the market's ability to absorb demand without price volatility is a competitive edge—especially in a state where affordability is increasingly strained.



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