

#1 of 8: Share of the Market's Post-2020 Homes in Its Top Three Cities

69.6% of New Homes in 3 Cities

Gulf Shores, Foley, and Daphne dominate post-2020 construction

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THE DATA

69.6%

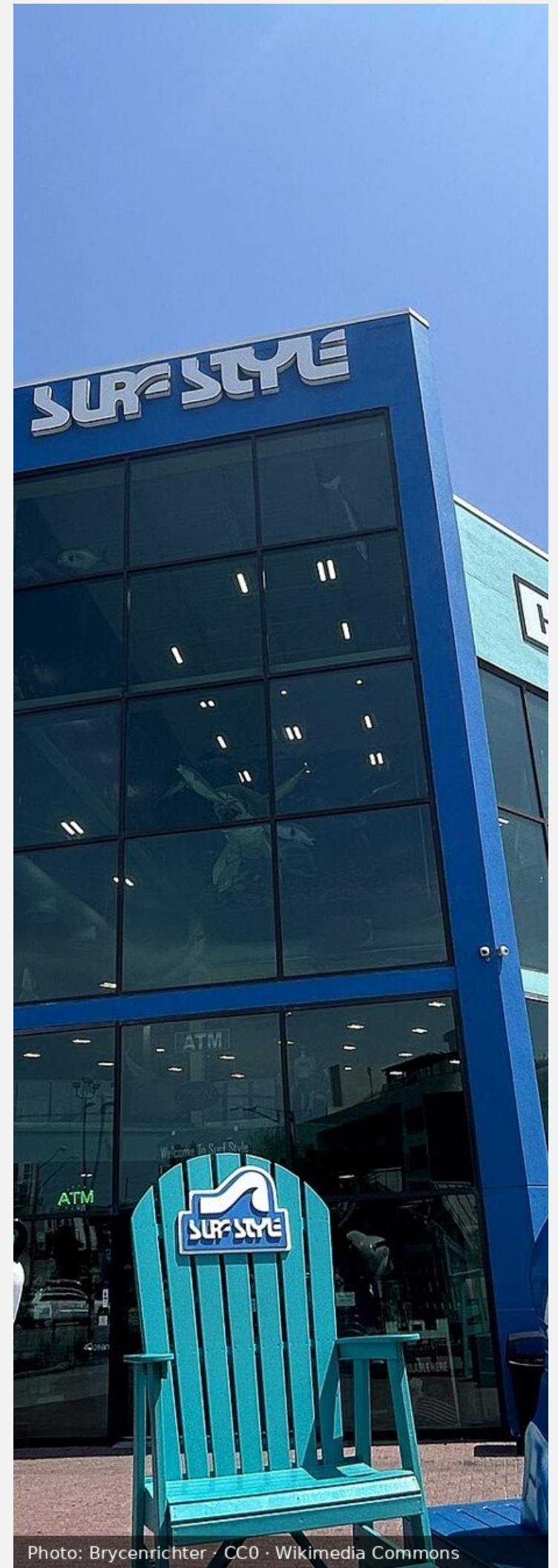
Share of the Market's Post-2020 Homes in Its Top Three Cities

In Baldwin County, 69.6% of homes built since 2020 are located in just three cities.

This concentration reflects a strategic shift in development toward high-demand coastal hubs with established infrastructure and tourism-driven demand. The data, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, shows a sharp divergence from even distribution across the county's 8 major cities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • Published October 29, 2026

<https://alex-companies.com/data/2026-10-29-baldwin-county-concentration-new-homes-place>



01

Development is not spreading

The dominance of Gulf Shores, Foley, and Daphne in new construction suggests a self-reinforcing cycle: increased housing supply drives higher demand, which in turn attracts more development. This pattern risks underdeveloping other parts of Baldwin County, especially those with lower population density but potential for future growth. The lack of broader geographic dispersion may limit long-term housing equity across the region.

02

Coastal demand outpaces infrastructure planning

With 69.6% of new homes clustered in three cities, the strain on local infrastructure—roads, water, sewage, and emergency services—may be accelerating faster than capacity can scale. This imbalance could lead to long-term service degradation in less-developed areas, even as high-demand zones remain resilient. The concentration reveals a structural tension between real estate growth and sustainable public investment.



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