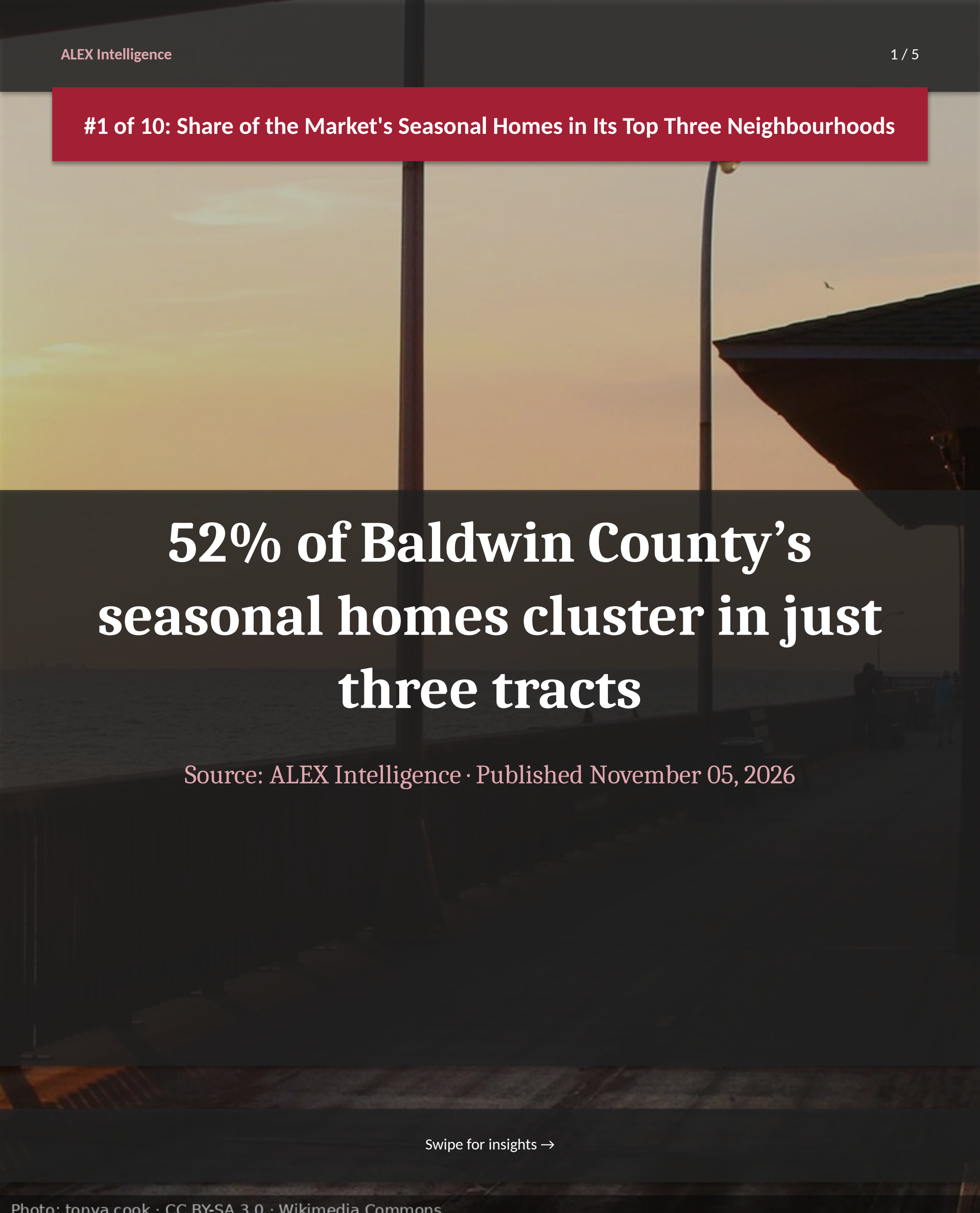
#1 of 10: Share of the Market's Seasonal Homes in Its Top Three Neighbourhoods



52% of Baldwin County's seasonal homes cluster in just three tracts

Source: ALEX Intelligence · Published November 05, 2026

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THE DATA

52.0%

Share of the Market's Seasonal Homes in Its Top Three Neighbourhoods (2024)

This concentration reflects a deepening spatial polarization in second-home ownership across Baldwin County.

The data reveals that over half of the county’s seasonal homes are not evenly distributed but instead densely clustered in three specific tracts. This is not a matter of proximity to the beach alone — it points to a systemic preference for certain micro-locations with specific infrastructure, access, and community characteristics. The phenomenon suggests that market demand is increasingly defined by hyper-local amenities rather than broad coastal appeal.

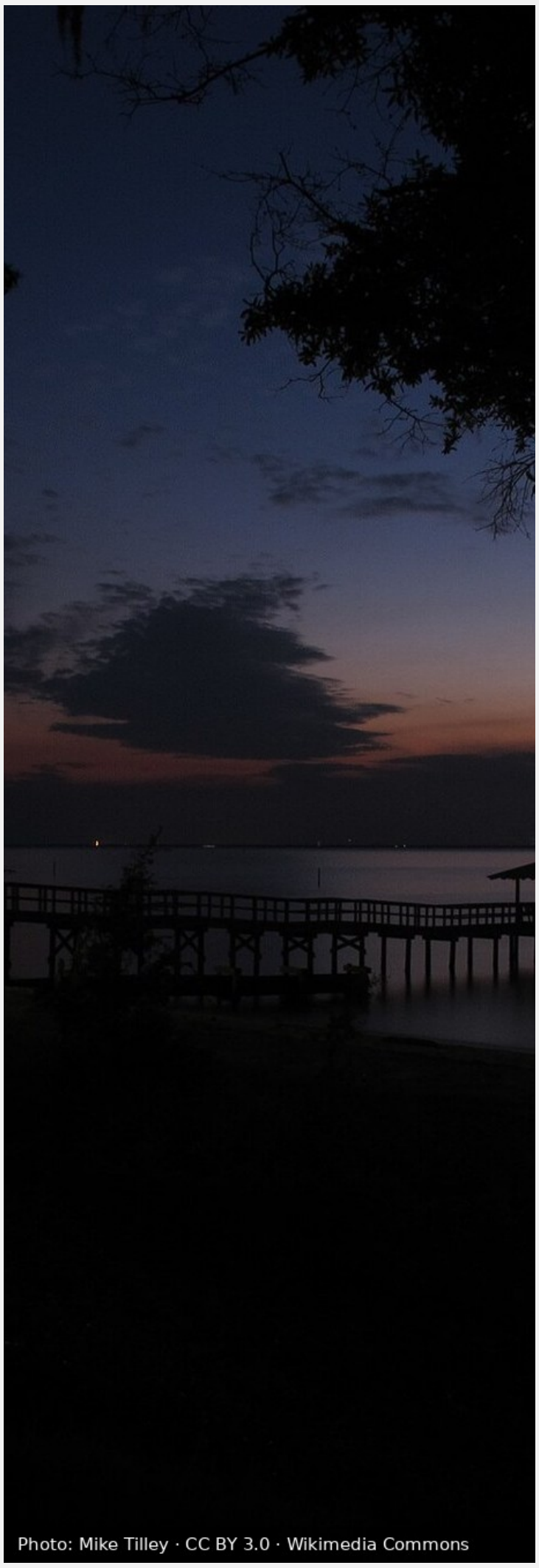


Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-baldwin-county-concentration-seasonal-homes-tract

01

The market is becoming a network of gated enclaves

This concentration of seasonal homes in Tract 114.18, 114.15, and 114.16 indicates a shift toward exclusive, amenity-rich developments. These tracts likely host private communities with controlled access, private roads, and curated environments — the kind that attract repeat buyers seeking consistency and privacy. This is not just about location; it’s about curated exclusivity. The result is a bifurcation: high-demand zones are becoming insular, while surrounding areas remain underutilized despite proximity to the coast.

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02

Supply is being outpaced by demand for exclusivity

The fact that 52% of seasonal homes are in just three tracts suggests that supply growth has not kept pace with demand for these specific locations. With limited new construction in these high-demand zones, price pressure is likely to remain elevated. This also implies that investment in infrastructure — roads, utilities, emergency services — may be increasingly concentrated in these tracts, further entrenching their status. For long-term residents and future developers, this signals a structural imbalance: the most desirable areas are becoming saturated, while the rest of the county lacks the infrastructure to attract new investment.

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