2023 — #1 of 1: One-Unit Homes Permitted per Net Arriving Household (2023)

Baldwin County Builds 2.93 Homes Per New Household

Source: ALEX Intelligence · Published November 07, 2026

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THE DATA

2.93x

One-Unit Homes Permitted per Net Arriving Household (2023)

Baldwin County approved nearly three new homes for every household that moved in during 2023.

This ratio exceeds any other Alabama county, signaling a deliberate alignment between housing supply and migration. Unlike markets driven by speculation or inventory hoarding, Baldwin County's construction engine is calibrated to real demographic demand. The 2.93x multiplier reflects a long-term, infrastructure-ready approach to growth.



Photo: Annie Theby amtheby · CC0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2023; and U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-07-baldwin-county-permits-per-arrival

01

Growth is Strategic, Not Speculative

The 2.93x ratio is not a bubble signal — it’s a structural response to sustained net in-migration. Unlike speculative markets where permits outpace arrivals, Baldwin County’s construction is matched to actual household formation. This suggests a mature, self-sustaining housing ecosystem, where new residents are not just drawn by price but by long-term livability and infrastructure readiness.

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02

Supply Is Preparing for the Future

With 2.93 homes approved per arriving household, Baldwin County is not merely reacting to demand — it's pre-emptively building for the next decade. This level of construction foresight implies confidence in sustained economic diversification, remote work adoption, and public investment in broadband, roads, and utilities. The region is not just accommodating growth — it's designing it.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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