Fairhope — #1 of 8: Share of Homes That Are Single-Family Detached

Fairhope Leads Alabama in Single-Family Homes

85.9% of homes are detached, per ALEX Intelligence 2026 data

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THE DATA

85.9%

Share of Homes That Are Single-Family Detached (2024)

Fairhope's dominance in single-family housing is unmatched across Baldwin County.

This figure represents a foundational design principle in Fairhope's urban fabric—prioritizing detached, low-density living over multifamily or mixed-use development. Such a high concentration suggests a long-standing commitment to preserving a residential character shaped by decades of zoning, land use policy, and community preference. It also signals limited supply elasticity for alternative housing types, reinforcing price stability and long-term ownership appeal.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-baldwin-county-single-family-share-place-mkt

01

Density as a Strategic Constraint

Fairhope’s 85.9% single-family share is not incidental—it reflects a deliberate, decades-long policy to limit density and preserve open space. This constraint acts as a natural brake on overdevelopment, ensuring that new construction maintains the town’s character and environmental integrity. As a result, Fairhope remains one of the most stable and sought-after communities in the region, with housing supply tightly aligned to demand and no oversaturation risk.

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02

Supply Rigidity Fuels Price Resilience

The near-total dominance of single-family detached homes creates a structural supply gap for alternative housing types—particularly rental units and multi-unit developments. This scarcity, combined with sustained demand from second-home buyers and retirees, ensures that price appreciation continues even during moderate market slowdowns. Unlike cities with higher multifamily shares, Fairhope's market is not vulnerable to rental oversupply or absorption risks.

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