2025 against 2024 — #1 of 1: One-Year Change in One-Unit Homes Permitted (2025)

Baldwin County leads Alabama in construction slowdown

One-year decline in new home permits, source: ALEX Intelligence

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THE DATA

-25.8%

One-Year Change in One-Unit Homes Permitted (2025)

Baldwin County’s pace of new home approvals dropped sharply in 2025 compared to 2024.

This 25.8% decline marks the steepest annual drop in new one-unit home permits among all Alabama counties, signaling a deliberate pause in the region’s long-standing construction engine. The shift reflects a strategic recalibration rather than a collapse in demand, as developers respond to tighter financial conditions and shifting market dynamics.

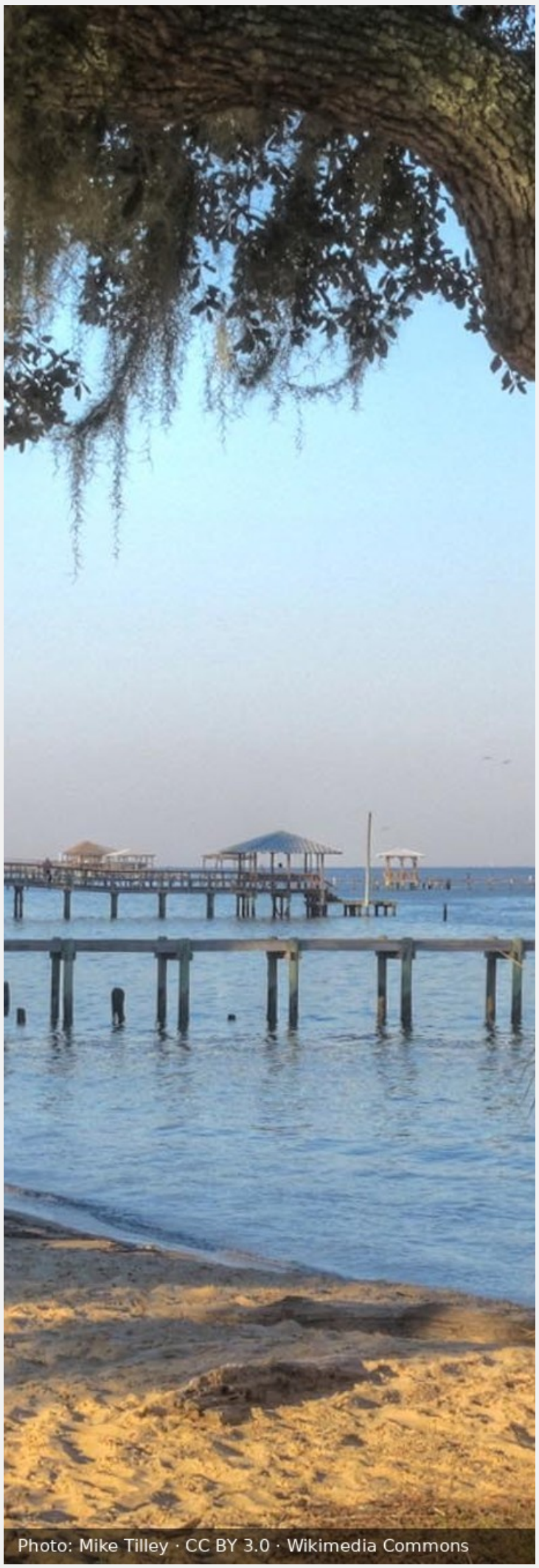


Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-15-baldwin-county-permits-market-change

01

The pause is a market signal, not a failure

A sharp drop in permits does not imply weakening demand. Instead, it reflects a conscious move by builders to stabilize inventory and avoid oversupply, especially in high-cost coastal markets. This restraint aligns with broader trends in the 6th District, where elevated mortgage rates are moderating purchase velocity despite strong underlying demand.

The decline is most pronounced in the most developed zones—Gulf Shores, Orange Beach, and Fairhope—where land availability is constrained and regulatory hurdles are higher. This suggests that growth is no longer being driven by volume, but by quality and sustainability.

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02

A new phase of strategic development

The 25.8% drop is not a retreat—it's a pivot. With inventory rising and days on market increasing, developers are shifting from rapid expansion to targeted, high-margin projects. This includes adaptive reuse of existing structures, infill development in established neighborhoods, and a focus on premium amenities that appeal to remote workers and lifestyle buyers.

This phase favors builders with strong balance sheets, long-term land positions, and deep community ties—those who can weather short-term volatility and position for long-term appreciation. It's a market favoring discipline over speed.

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