Daphne-Fairhope-Foley — #1 of 10: Median Resident Age

Baldwin County's median age leads Alabama

Daphne-Fairhope-Foley · U.S. Census Bureau 2024

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THE DATA

44 years

Median Resident Age (2024)

Daphne-Fairhope-Foley’s median age of 44 years makes it the oldest metro in Alabama by a full two years.

This age profile reflects a mature, established population increasingly focused on lifestyle, stability, and long-term community investment. It suggests a market where homeownership is less transactional and more rooted in personal legacy — a shift that supports enduring property values.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-16-baldwin-county-standing-median-age-msa



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Older residents = longer holding periods

The slower pace of turnover also reduces the impact of short-term market volatility, making the area less susceptible to boom-bust cycles driven by speculative flipping.

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Demand shifts from growth to lifestyle

This shift means that value is increasingly tied to neighborhood quality, walkability, and community character — not just proximity to employment hubs. It also signals a market less vulnerable to interest rate spikes, as buyers are less sensitive to monthly payments and more focused on long-term fit.

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