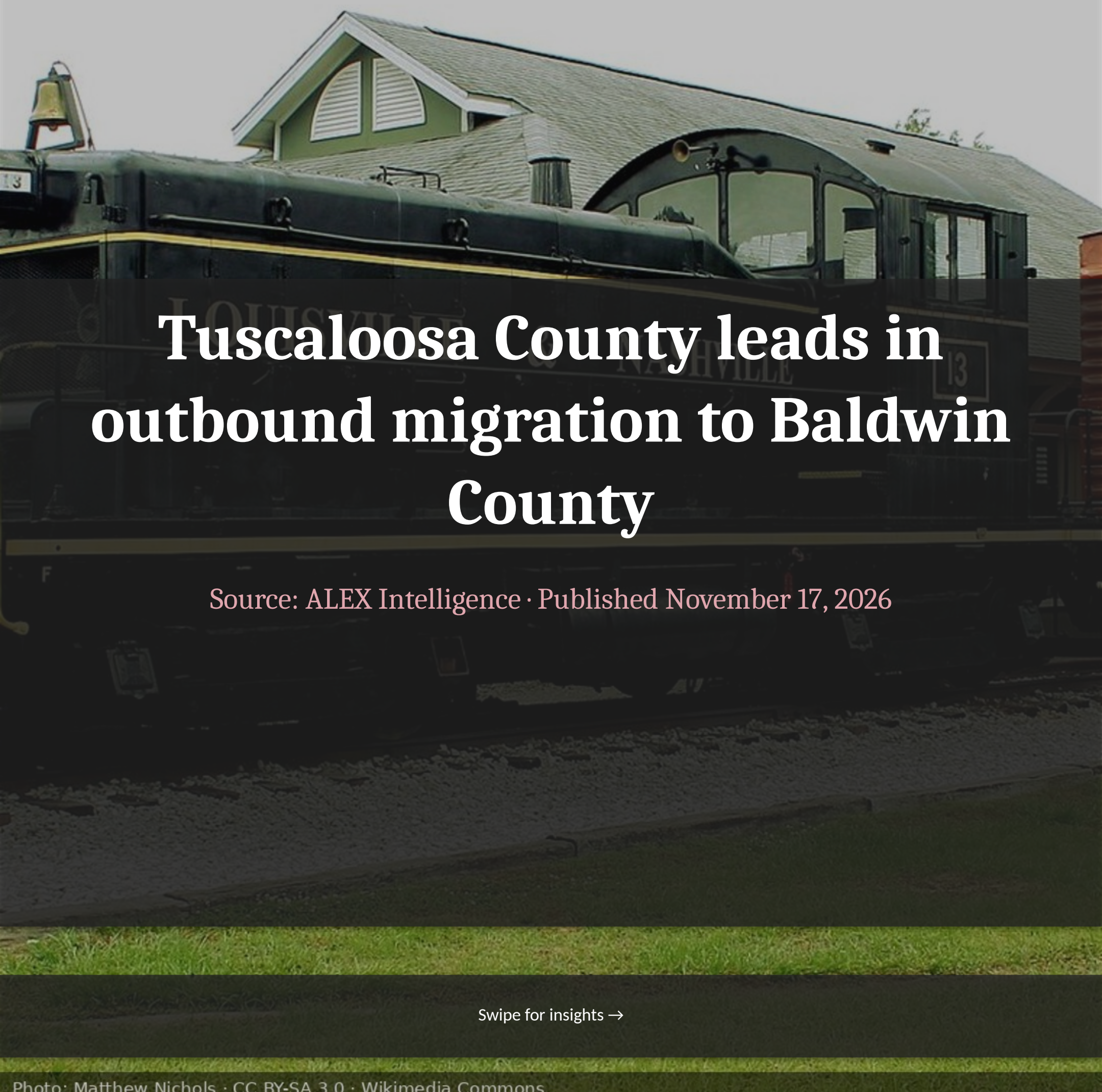
#1 of 10: Decline in Households Moving In, by Origin County



Tuscaloosa County leads in outbound migration to Baldwin County

Source: ALEX Intelligence · Published November 17, 2026

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THE DATA

-22

Decline in Households Moving In, by Origin County (2023)

Tuscaloosa County, AL, recorded the steepest drop in household inflows to Baldwin County between 2021–22 and 2022–23.

This -22 decline is the largest drop among all counties sending households to Baldwin County, indicating a reversal in migration momentum from central Alabama. The data reflects a shift in regional mobility patterns, possibly due to economic or demographic recalibration in Tuscaloosa.

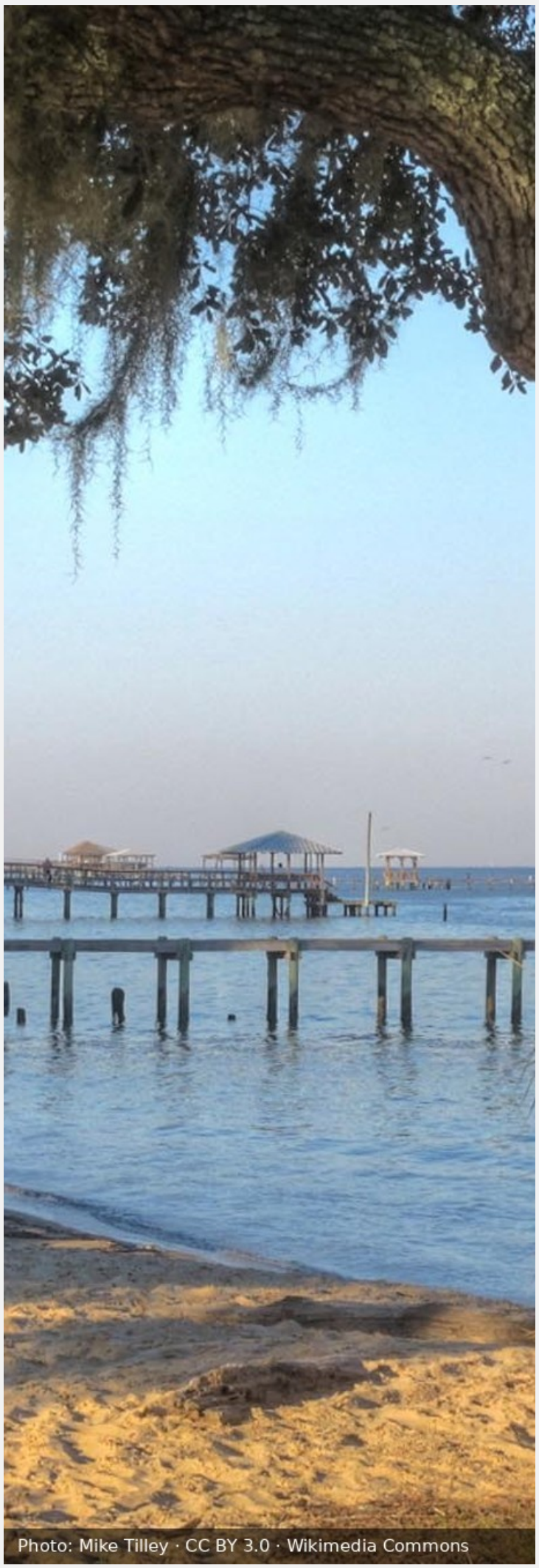


Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-17-baldwin-county-mig-trend-origin-asc

01

Migration reversal signals market saturation

The fact that Tuscaloosa County — a major source of inbound migration — is now sending fewer households to Baldwin County suggests the region may be approaching saturation. This isn’t a broad trend, but a targeted shift from one of its most consistent origin markets, implying that growth is no longer self-sustaining across all corridors.

This could reflect rising costs, tighter affordability, or a recalibration of long-term relocation decisions in response to regional economic pressures, even as coastal Alabama remains a desirable destination for remote workers and retirees.

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02

Migration patterns are now selective, not directional

The data reveals that migration is no longer a one-way tide from inland Alabama to the Gulf Coast. Instead, it's becoming a more selective, conditional flow. The drop from Tuscaloosa — a city with strong educational and employment institutions — may signal that potential migrants are now weighing opportunity cost more carefully.

This shift suggests that Baldwin County's appeal, while enduring, is no longer automatic. The market must now compete for high-value movers not just on lifestyle, but on economic sustainability and long-term stability.

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

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