Daphne-Fairhope-Foley — #1 of 10: Share Aged 65 and Over



Baldwin County Leads Alabama in Senior Share

Source: ALEX Intelligence · Published November 22, 2026

Swipe for insights →

Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

THE DATA

21.7%

Share Aged 65 and Over (2024)

Daphne-Fairhope-Foley has the highest share of residents aged 65 and over among all Alabama metros.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, reflects a deepening demographic shift in Baldwin County. The concentration of older residents is not just a statistical outlier—it signals a structural transformation in housing demand, service needs, and community planning. With over one in five residents in this age group, the region is evolving into a destination for retirement, second homes, and age-in-place living.

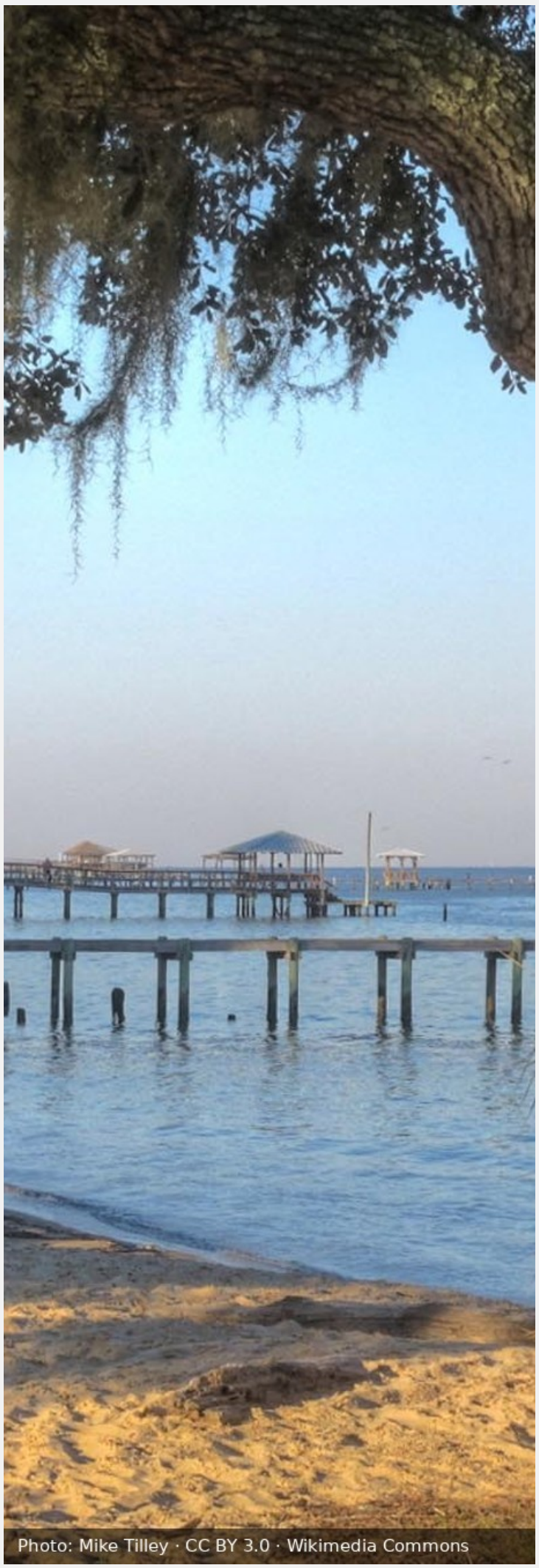


Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-22-baldwin-county-standing-senior-share-msa

01

Retirement Demand Is the New Engine

The 21.7% senior share in Daphne-Fairhope-Foley is not a passive statistic—it is a market driver. As retirees increasingly prioritize coastal access, walkability, and healthcare proximity, Baldwin County is becoming a magnet for high-value, low-turnover housing. This demographic trend supports stable pricing, reduces turnover volatility, and increases demand for homes with accessibility features, medical proximity, and maintenance-free living—key differentiators in today's market.



Photo: tonya cook · CC BY-SA 3.0 · Wikimedia Commons



Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

02

Supply Lagging Behind Demand

Despite strong demand from retirees, new construction in Baldwin County remains constrained by labor shortages, material inflation, and regulatory hurdles. The Atlanta Fed's Q3 2026 report notes sustained wage growth but also persistent supply-side pressures. With inventory levels already low and new builds not keeping pace, the senior-driven demand is likely to push prices upward even further, especially in age-friendly neighborhoods and coastal communities with established amenities.

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy