Bay Minette — #1 of 8: Median Home Age

Bay Minette leads Alabama in median home age

47 years — ALEX Intelligence, 2024

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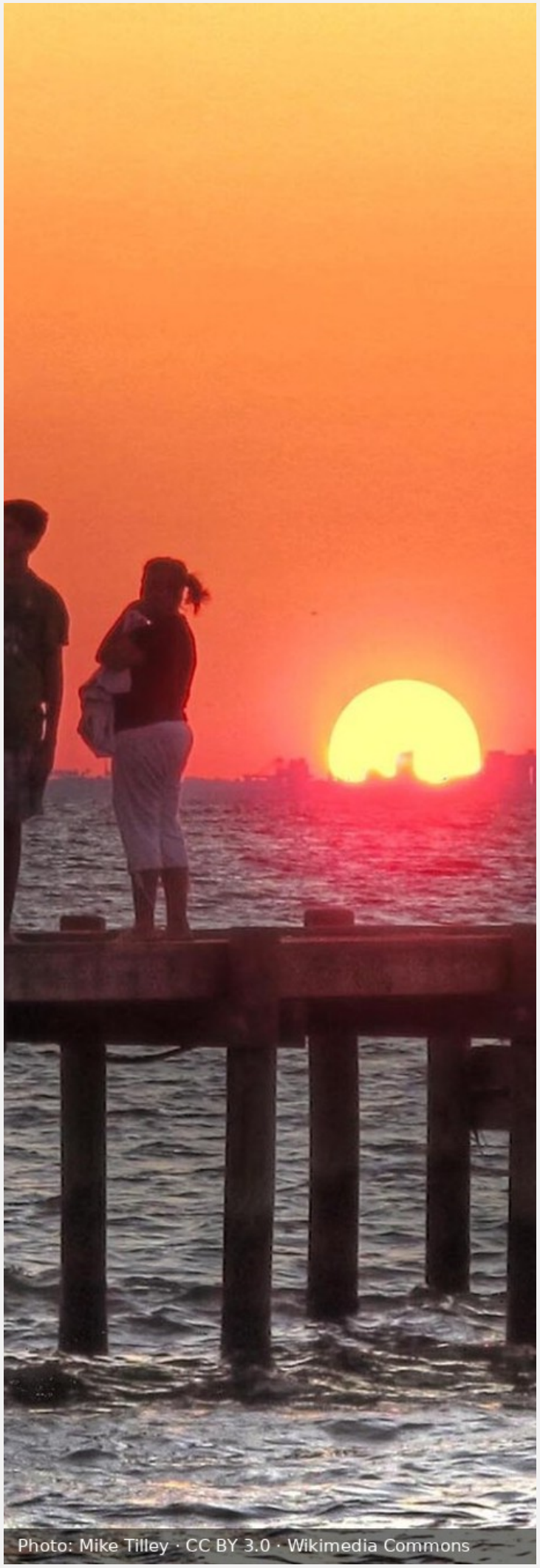
THE DATA

47 years

Median Home Age (2024)

Bay Minette's housing stock is the oldest in Baldwin County and leads Alabama.

This 47-year median age reflects a deep-rooted residential fabric that predates modern coastal development. Unlike newer communities built for tourism or seasonal living, Bay Minette's housing base evolved through decades of steady, long-term occupancy. This historical continuity supports stable neighborhood dynamics and resilient property values, even amid shifting market conditions.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-23-baldwin-county-median-home-age-place-mkt

01

Old homes, new value

The oldest housing stock in Baldwin County is not a liability—it’s a competitive advantage. Properties with long-standing tenure often benefit from established infrastructure, mature landscaping, and proven neighborhood cohesion. In a market where new construction is constrained by land use and environmental regulations, these older homes represent a rare, durable asset class with low turnover risk and strong tenant retention.

This stability is increasingly valuable as coastal migration drives demand for long-term housing, not just vacation rentals.

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02

Resilience through continuity

Bay Minette's 47-year median age is not an outlier—it's a signal of systemic resilience. Unlike newer coastal towns where value is tied to construction speed and design trends, Bay Minette's real estate market is anchored in human permanence. This continuity supports consistent rental income, reduces vacancy risk, and strengthens community institutions.

As Baldwin County faces rising mortgage rates and inventory shortages, this deep-rooted housing base becomes a strategic buffer—preserving affordability for long-term residents while maintaining premium pricing for stable, well-maintained homes.

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