

Gulf Shores

City · AL · Alabama · Baldwin County

BALANCED MARKET

\$400K

MEDIAN SALE PRICE

-12.7%

1-YR CHANGE

1,202

SALES (12 MO)

\$476K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



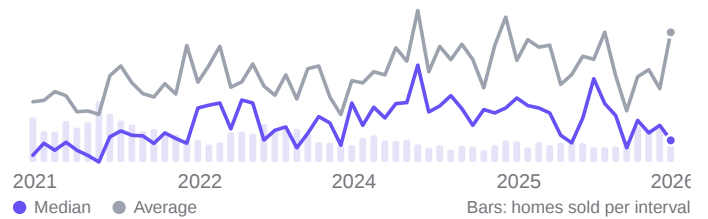
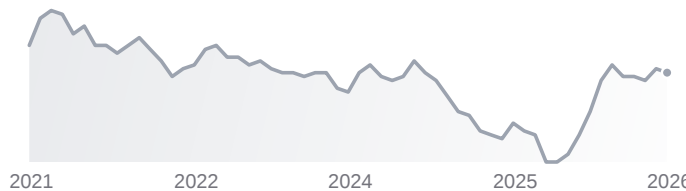
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$385K · Average \$602K

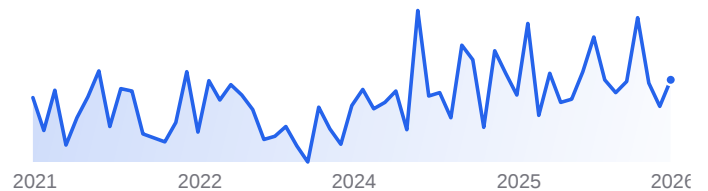
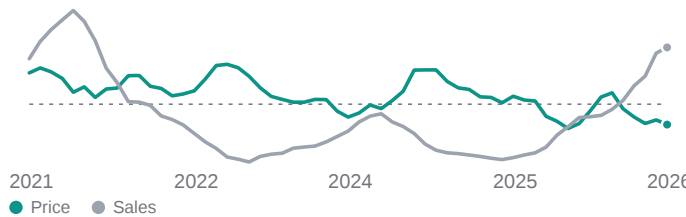


Growth (year over year)

Price -12.7% · Sales +35.2%

Price per square foot

\$314/ft²

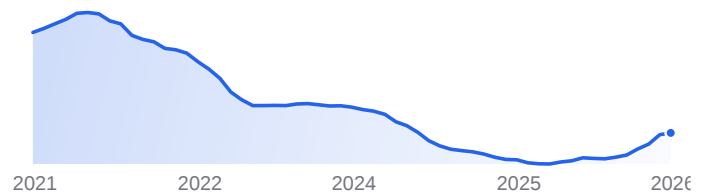
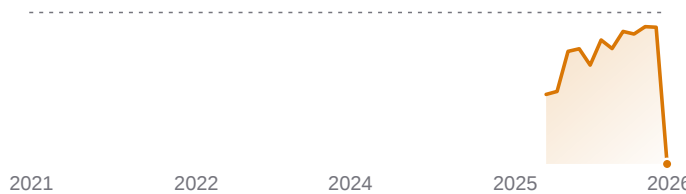


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

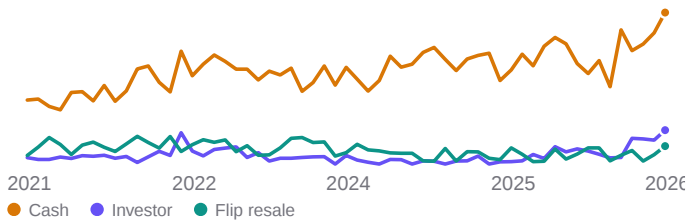
6.3%



BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 16% · Flip resale 8.4%



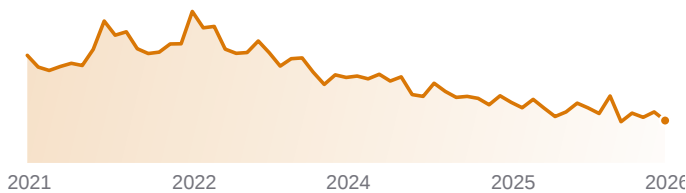
Sellers who sold at a gain

79%

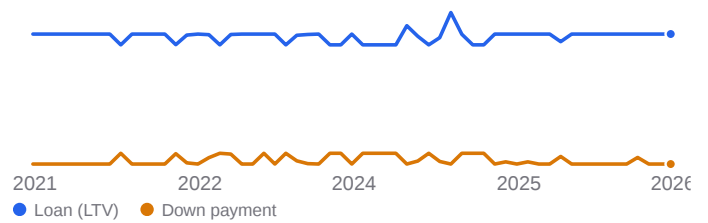


Median annualized return at resale

+4.3%

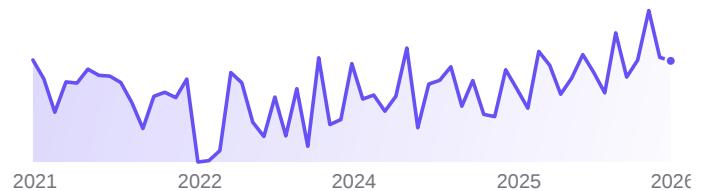


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	19,158
Median value (AVM)	\$476K
Median size	1,450 ft²
Median bedrooms	3
Median year built	2001
Single family	48%
Condos	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.0%
Owner occupied	38%
Company owned	26%
Median loan-to-value	35%

Typical ownership tenure

6.1 yrs

COMMUNITY

Population	17,218
Density	607 / mi²
Median household income	\$69K
Average household income	\$94K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	19
Homes occupied	54%
Bachelor's or higher	21%
Poverty rate	8.3%
Unemployment	0.7%
Average temp	68°F
Annual precip	66 in
Sunshine	58%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.