

Orange Beach 36561

ZIP code · AL · Alabama > Baldwin County > Orange Beach

SELLER'S MARKET

\$664K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

1,096

SALES (12 MO)

\$704K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

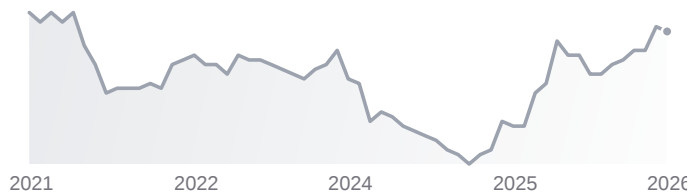
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

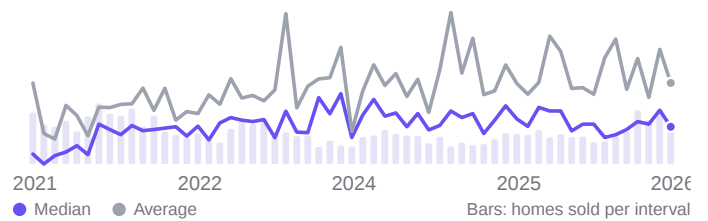
Market temperature (0–100)

64 / 100



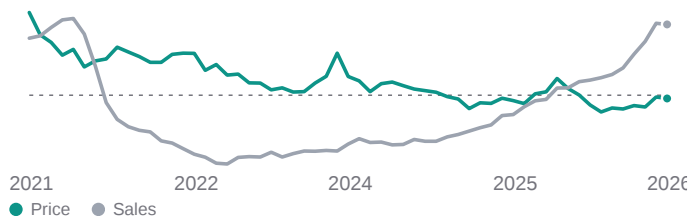
Sale prices

Median \$640K · Average \$805K



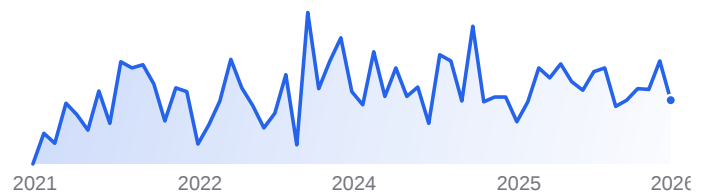
Growth (year over year)

Price -1.6% · Sales +33.5%



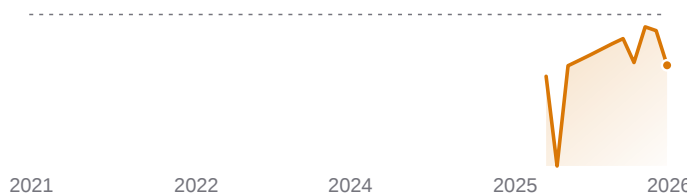
Price per square foot

\$458/ft²



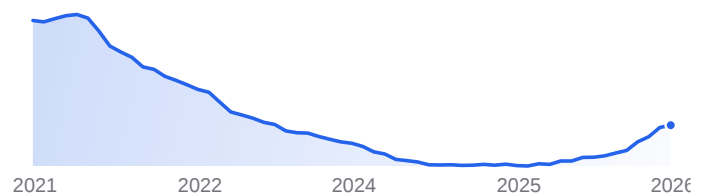
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

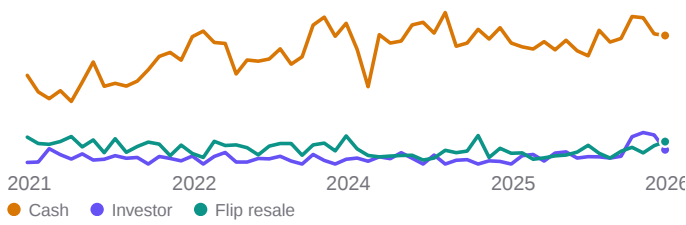
6.8%



BUYERS & OUTCOMES

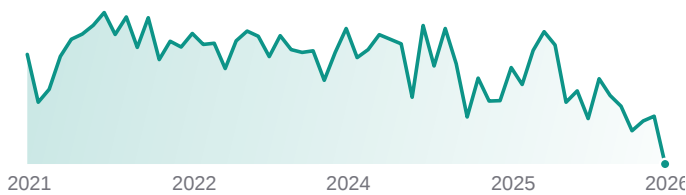
Buyer mix

Cash 58% · Investor 6.5% · Flip resale 10%



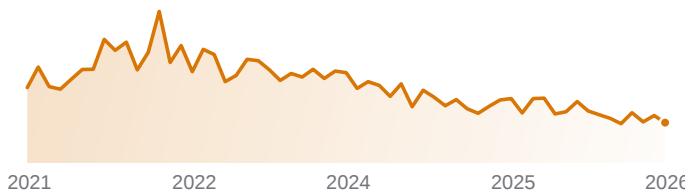
Sellers who sold at a gain

71%

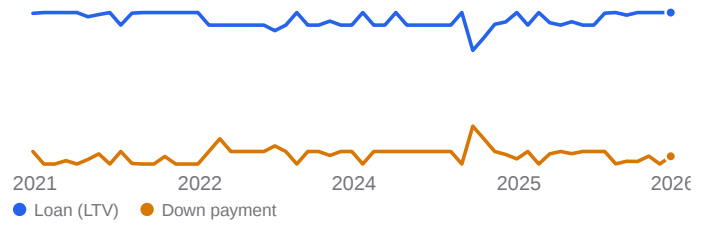


Median annualized return at resale

+4.7%

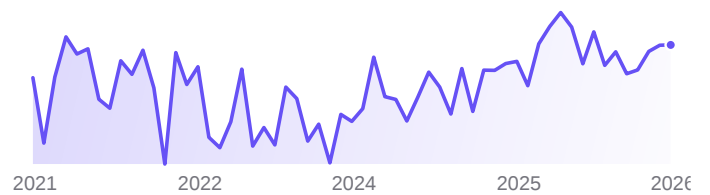


Financing (share of purchase price) Loan (LTV) 80% · Down payment 23%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	16,047
Median value (AVM)	\$704K
Median size	1,524 ft²
Median bedrooms	3
Median year built	1999
Single family	32%
Condos	63%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	0.9%
Owner occupied	28%
Company owned	28%
Median loan-to-value	28%

Typical ownership tenure

6.5 yrs

COMMUNITY

Population	9,897
Density	377 / mi²
Median household income	\$101K
Average household income	\$124K
Crime index (US avg 100)	158
Air pollution index (US avg 100)	82
Earthquake index (US avg 100)	19
Homes occupied	32%
Bachelor's or higher	27%
Poverty rate	3.9%
Unemployment	0.8%
Average temp	68°F
Annual precip	65 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.