

1.91x Rent Gap in Birmingham's Counties — ALEX Intelligence 2026

1.91x Rent Gap Between Birmingham Counties

Shelby vs Bibb — ALEX Intelligence, 2026

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THE DATA

1.91x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

The gap between Shelby County's \$1,401 median rent and Bibb County's \$733 is the widest in the Birmingham metro.

This 1.91x disparity is not a regional anomaly — it's a structural feature of the market's internal geography. Shelby County, home to the city's core and most affluent suburbs, commands a premium that reflects proximity to employment hubs, transportation networks, and cultural infrastructure. Bibb County, in contrast, operates on a different economic tier, shaped by lower-income housing stock, less infrastructure investment, and fewer high-wage employers.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-10-birmingham-within-county-gross-rent>



01

Rent Gap Reflects Infrastructure Divide

The market's stability is not uniform. While Shelby sees price resilience, Bibb's affordability may attract first-time buyers — but only if the county can upgrade its infrastructure. Without coordinated investment, the gap will not close; it will deepen.



02

Affordability as a Strategic Asset

This is not about subsidizing rent — it's about unlocking latent value. A 1.91x rent spread means that upgrading infrastructure in Bibb could yield disproportionate returns in housing demand, tax revenue, and long-term economic stability. The market is already showing where growth is possible — it just hasn't been prioritized.

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