

#1 in Baldwin County, #1 in Alabama — ALEX Intelligence 2026

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Baldwin County's Most Severe Rent Burden — ALEX Intelligence 2026

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THE DATA

31.1%

Renters Over the 50% Rent Threshold (2024)

Bay Minette leads Alabama in the share of renters spending more than half their income on rent.

This figure—31.1% of renters in Bay Minette—reveals a hidden affordability crisis beneath the region's coastal prosperity. Despite high median incomes in Gulf Shores and Orange Beach, inland cities like Bay Minette face structural rent burden due to constrained housing supply and rising construction costs. The data underscores that affordability is not a coastal-only issue, but a metropolitan-wide imbalance.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-10-baldwin-county-severe-rent-burden-place-mkt>

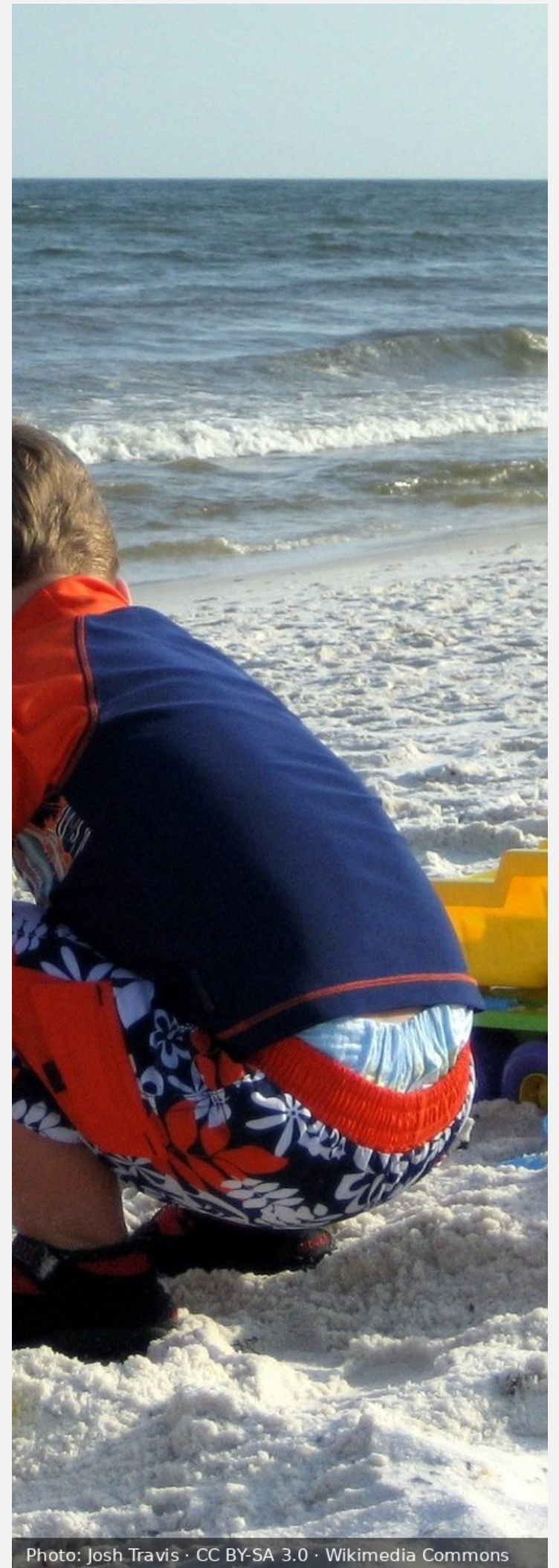


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01

Affordability Is a Metro-Wide Crisis

The data suggests that housing policy must shift from a coast-centric model to a regional strategy that includes inland infrastructure, workforce housing, and zoning reforms in places like Bay Minette and Robertsedale. Without such measures, the market may face a future of constrained mobility and declining social cohesion.

02

Coastal Demand Masks Inland Stress

The 31.1% rent burden in Bay Minette is not an anomaly—it's a symptom of a larger imbalance. As long as development prioritizes second homes and short-term rentals, inland areas will remain under-resourced, and affordability will erode. The solution lies not in building more luxury units, but in diversifying the housing stock across the entire metro area.

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