

Clay — #1 of 10: Median Gross Rent

Clay leads Alabama in median gross rent

Source: ALEX Intelligence, October 16, 2026

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THE DATA

\$2,240

Median Gross Rent (2024)

Clay, Alabama, has the highest median gross rent in the Birmingham metro area.

This figure marks a significant threshold in the local rental market, reflecting both rising demand in high-opportunity neighborhoods and the growing pressure on affordability. The \$2,240 median is not just a number—it signals a structural shift in where people are choosing to live and how much they are willing to pay for access to quality services, schools, and infrastructure. This is not a trend driven by luxury development alone, but by the consolidation of economic and social assets in specific communities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-16-birmingham-gross-rent-place-mkt>



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01

Rent leadership reflects infrastructure leverage

Clay's position as the highest-rent city in the Birmingham metro is not coincidental. The project's completion underscores a broader shift: neighborhoods with upgraded social infrastructure now command premium rents, not despite, but because of, their enhanced services. This is a new form of real estate value creation—one where public investment directly translates into private market premium.

02

Affordability is now a spatial issue

The \$2,240 median rent in Clay isn't just about cost—it's a spatial marker of opportunity. As the city with the highest rent, Clay also sits at the intersection of major transportation corridors, proximity to healthcare (Cooper Green), and new youth development projects like the Boys & Girls Club on Huffman Road. These investments create a feedback loop: better services attract higher-income residents, which increases demand and pushes up rents. This is not a bubble—it's a signal that affordability is no longer a uniform metric, but a function of access to institutional capital and long-term public planning.



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