

Meridianville — #1 of 5: Top-to-Median Gross Rent Gap

Meridianville leads Alabama in rent gap

Top-to-median rent spread hits 1.1x — source: ALEX Intelligence, 2026

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THE DATA

1.1x

Top-to-Median Gross Rent Gap (2024)

Meridianville's top rent is 1.1 times the median, the highest in Alabama.

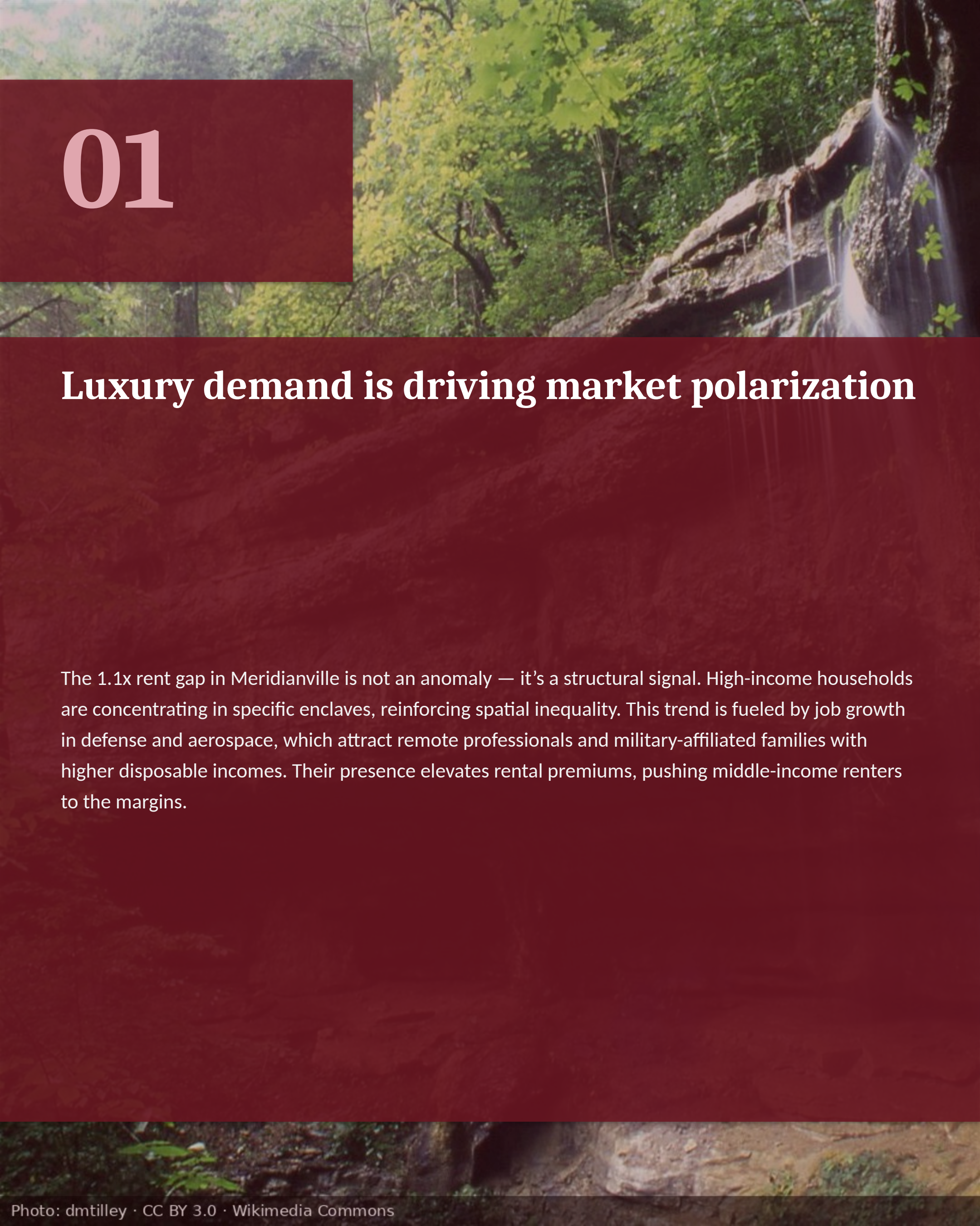
This gap reflects a growing divide between high-end and middle-income housing in the Huntsville metro. The disparity is not just about price, but about access to opportunity and community stability. As the market matures, such spreads signal where affordability pressures are most acute.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-21-huntsville-spread-gross-rent-place>



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01

Luxury demand is driving market polarization

The 1.1x rent gap in Meridianville is not an anomaly — it's a structural signal. High-income households are concentrating in specific enclaves, reinforcing spatial inequality. This trend is fueled by job growth in defense and aerospace, which attract remote professionals and military-affiliated families with higher disposable incomes. Their presence elevates rental premiums, pushing middle-income renters to the margins.

02

Affordability is becoming a regional constraint

When the top rent is 10% above the median, it creates a threshold effect: middle-income renters can no longer access the same neighborhoods as higher earners. This is not just a financial issue — it's a social one. As rental premiums grow, the risk of displacement increases, especially in fast-growing suburbs like Meridianville. Without policy intervention, this gap could hinder long-term economic mobility.



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