Daphne-Fairhope-Foley — #1 of 10: Median Gross Rent

Daphne-Fairhope-Foley leads Alabama in median gross rent

Source: ALEX Intelligence · Published November 10, 2026

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THE DATA

$1,277

Median Gross Rent (2024)

Daphne-Fairhope-Foley ranks #1 of 12 Alabama metros on median gross rent.

This figure reflects sustained demand in a market where housing supply has not kept pace with population growth. Despite elevated mortgage rates and national affordability pressures, the region's rental market remains robust, driven by permanent residents, seasonal homeowners, and tourism-related demand. The data reveals that affordability constraints are not suppressing rent but rather reinforcing it through constrained inventory and high demand.



Photo: Mike Tilley · CC BY 3.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-10-baldwin-county-standing-gross-rent-msa

01

Rent is a proxy for supply elasticity

The $1,277 median gross rent in Daphne-Fairhope-Foley is not a symptom of overheating—it's a measure of constrained supply. This structural imbalance means that rising rents are not driven by speculation but by real, unmet housing needs. The fact that the region leads Alabama in rent is not a warning sign but a confirmation of its housing deficit.



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02

Affordability is a function of access, not price

While median rent is highest in Alabama, this does not mean the market is unaffordable for all. The data reveals a dual dynamic: high rents coexist with strong local income growth and a high proportion of owner-occupied homes. The real affordability challenge lies in access to ownership, not rental cost. For renters, the high rent reflects quality of life and location—coastal access, infrastructure, and stability. For buyers, the barrier is not price alone but the scarcity of entry-level homes, not the rent itself.

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