



Bay Minette, Alabama.

Current market data.

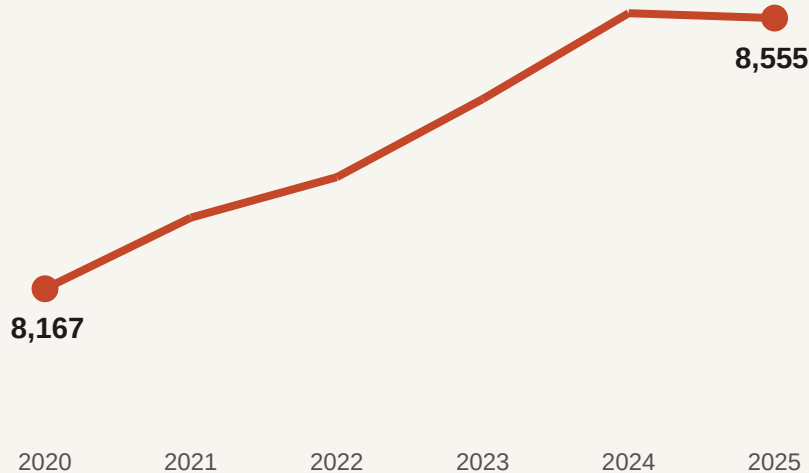
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.8% since 2020.

8,555

people, the 79th-largest of Alabama's cities and towns.

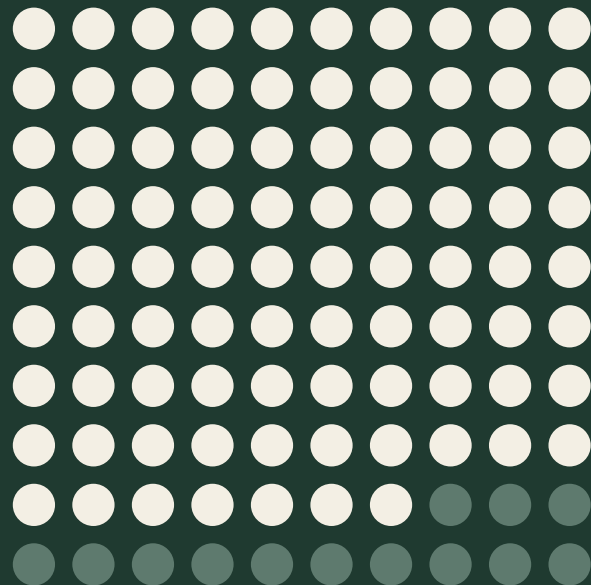


THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

87.4%

of 5,190 jobs located in Bay Minette are filled by in-commuters.



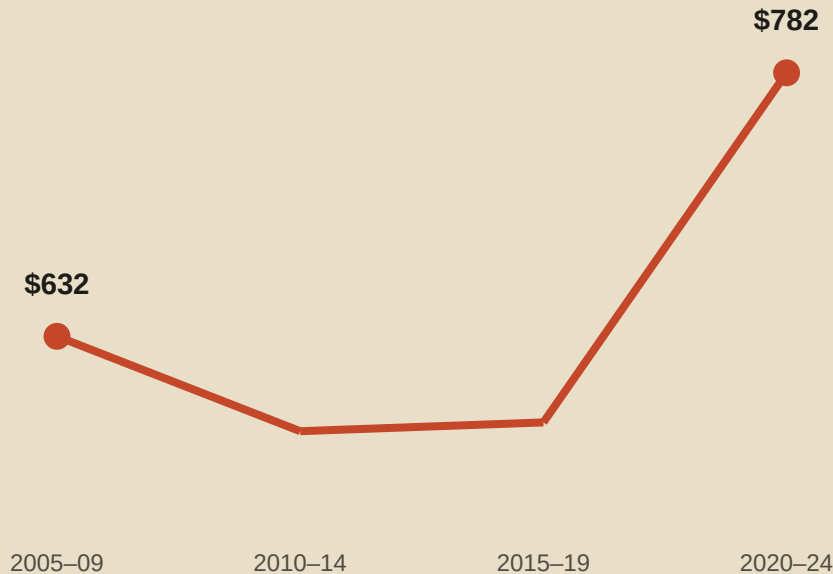
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 24%
since the 2005–2009
survey, before inflation.

\$782

a month. Alabama's median is \$1,007.



THE SEAM

Cross one tract line and median rent doubles.

A \$1,214 gap between neighbors, the sharpest rent edge between adjacent tracts in Baldwin County.

TRACT 114.18

\$1,340

TRACT 114.15

\$2,554



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

518

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

81%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.5% to the 3,547 homes here.

14–52

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs **18%**
less than Alabama's.

\$173,000

median home value in Bay Minette.

Bay Minette



\$173,000

Alabama



\$209,900

U.S.



\$332,700



THAT WAS BAY MINETTE'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at [**almanacdata.ai/e/al/bay-minette/**](https://almanacdata.ai/e/al/bay-minette/)

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