Dauphin Island, Alabama.

Current market data.

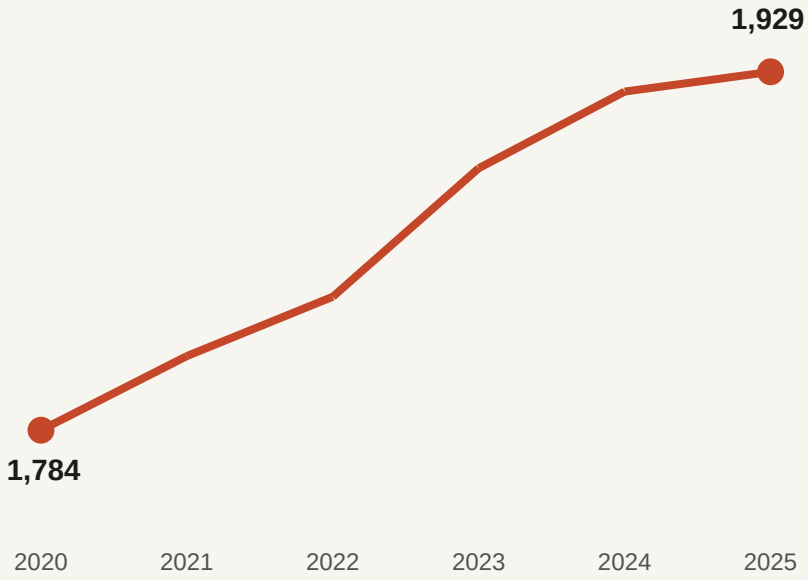
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.1% since 2020.

1,929

people, the 197th-largest of Alabama's cities and towns.



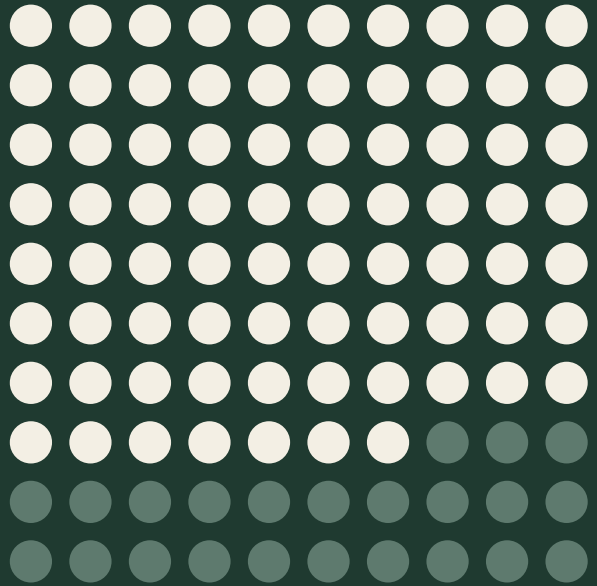
Source: Census Population Estimates, 2025

THE WORKDAY

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

77.4%

of 637 jobs located in Dauphin Island are filled by in-commuters.



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

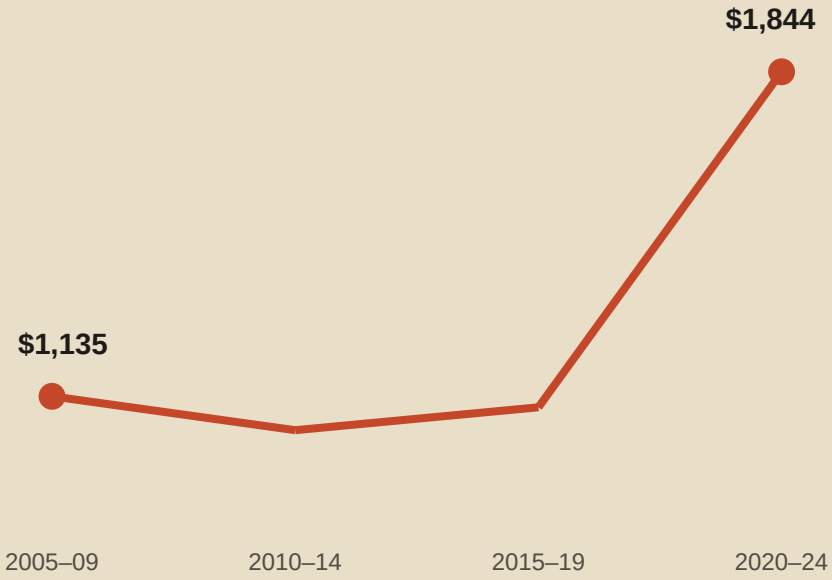
Source: Census LEHD LODES, 2023

RENT

Median rent is up 62% since the 2005–2009 survey, before inflation.

$1,844

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

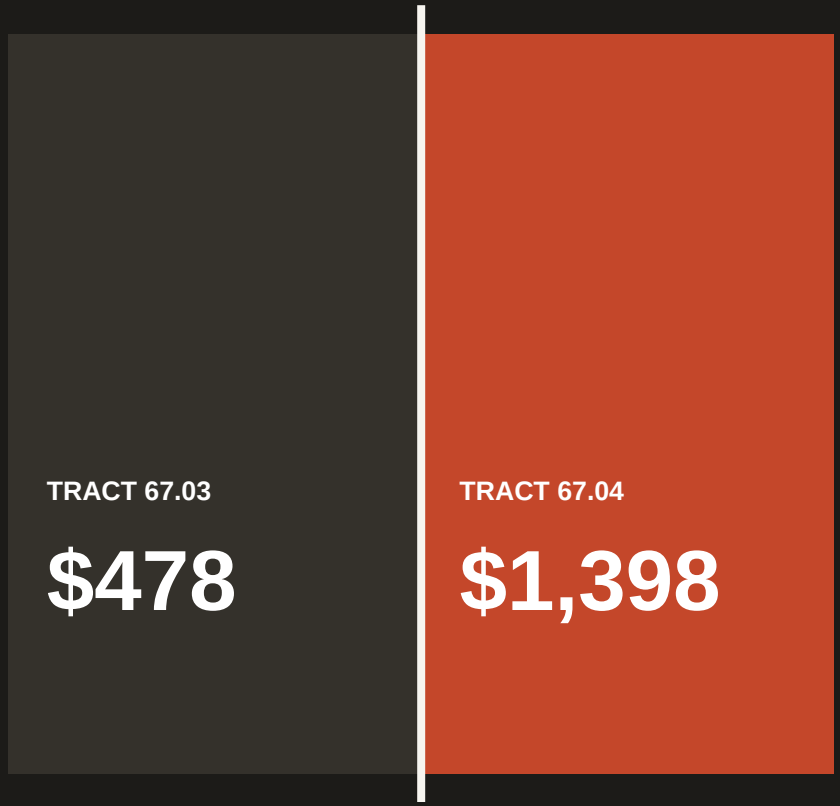


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

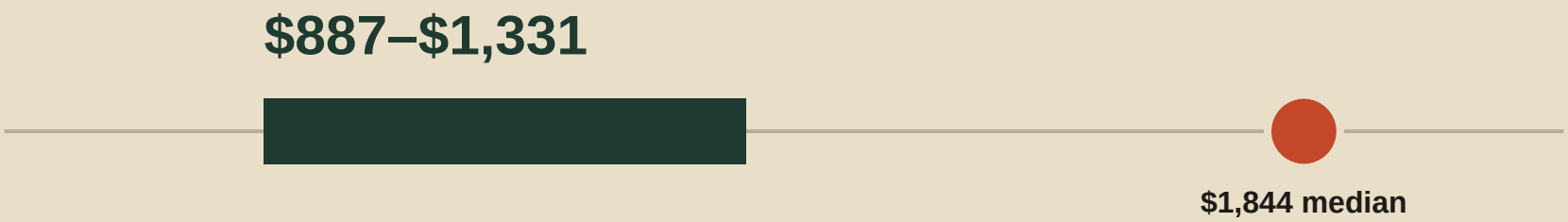
A $920 gap between neighbors, the sharpest rent edge between adjacent tracts in Mobile County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

62% of the housing here was built before 2000.

526

homes permitted in ten years, 2016–2025

6%

of those were in multifamily buildings

62%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0–0.3% to the 2,262 homes here.

0–6

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

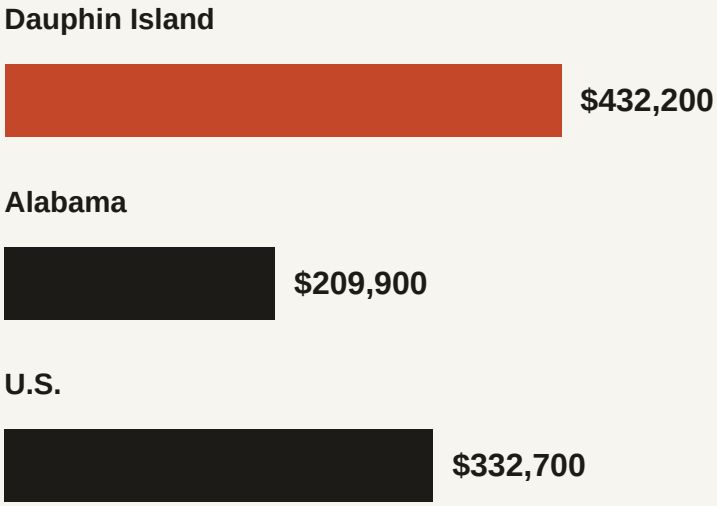
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 106% more than Alabama's.

$432,200

median home value in Dauphin Island.



Source: Census ACS 5-year, 2020-2024

THAT WAS DAUPHIN ISLAND'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/dauphin-island/**