



Gulf Shores, Alabama.

Current market data.

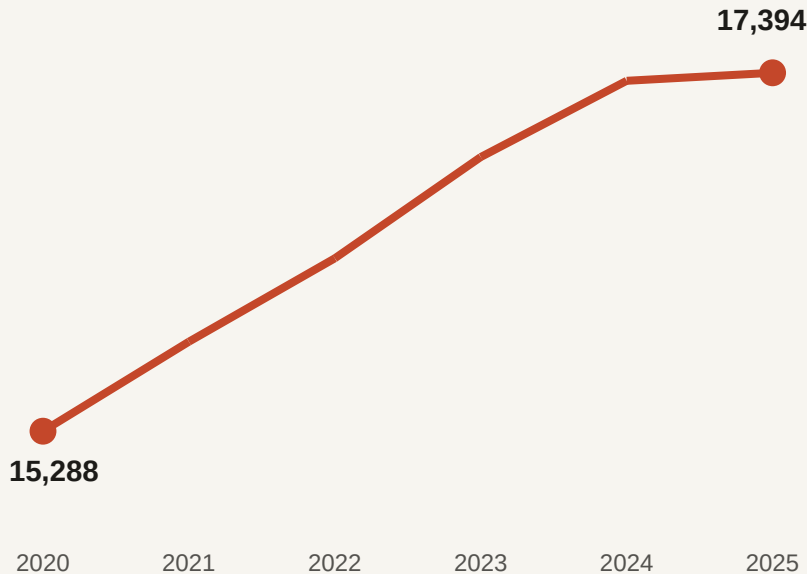
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.8% since 2020.

17,394

people, the 40th-largest of Alabama's cities and towns.



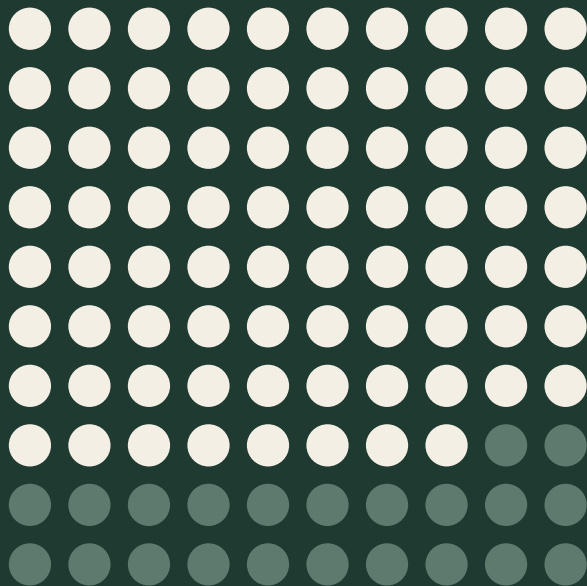
THE WORKDAY

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

77.7%

of 7,690 jobs located in Gulf Shores are filled by
in-commuters.

Source: Census LEHD LODES, 2023



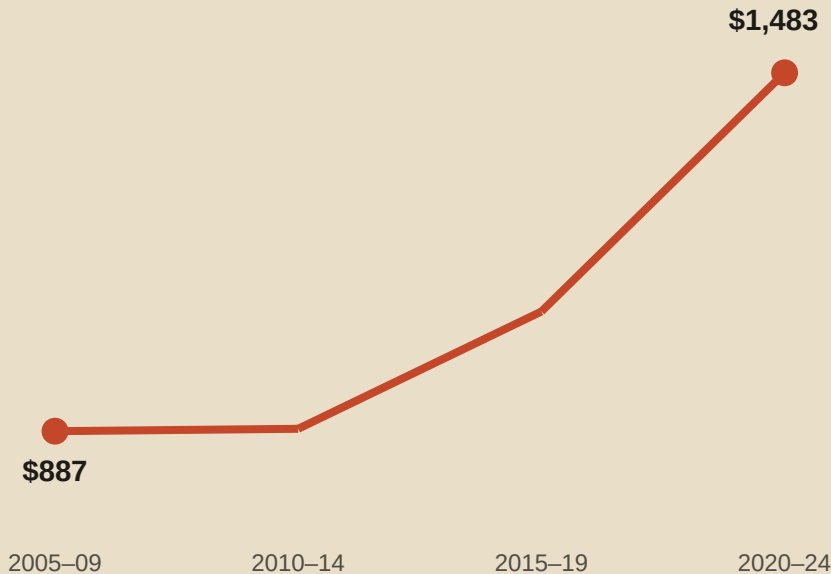
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$1,483

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

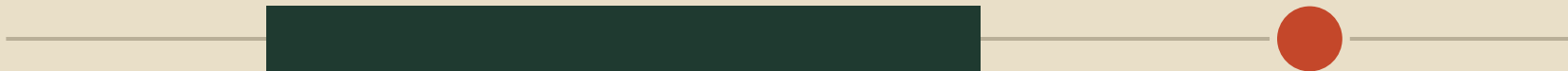
\$2,554



ROOM TO BUILD

The median rent is above what local wages can carry.

\$856–\$1,285



\$1,483 median

is the monthly rent range local workforce wages support.

BUILDING

49% of the housing here was built before 2000.

3,720

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

49%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 15,263 homes here.

21–77

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



HOME VALUE

A median home costs 82%
more than Alabama's.

\$382,700

median home value in Gulf Shores.

Gulf Shores



\$382,700

Alabama



\$209,900

U.S.



\$332,700

THAT WAS GULF SHORES'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/gulf-shores/**](https://almanacdata.ai/e/al/gulf-shores/)

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