



Spanish Fort, Alabama.

Current market data.

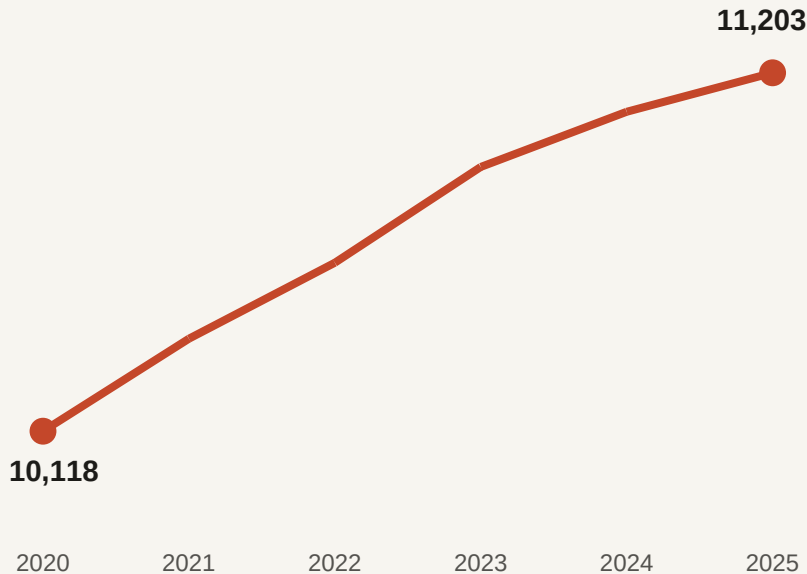
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.7% since 2020.

11,203

people, the 61st-largest of Alabama's cities and towns.



THE WORKDAY

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

92.7%

of 5,364 jobs located in Spanish Fort are filled by
in-commuters.



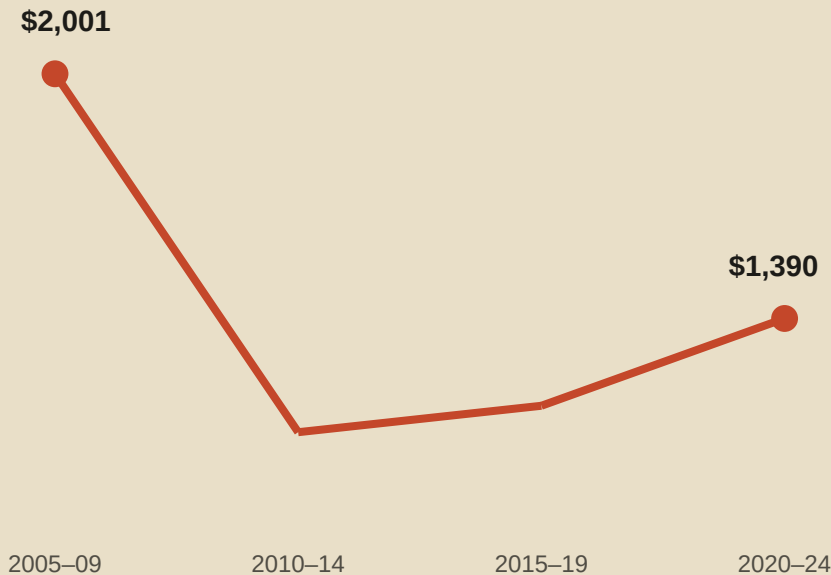
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is down 31%
since the 2005–2009
survey, before inflation.**

\$1,390

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

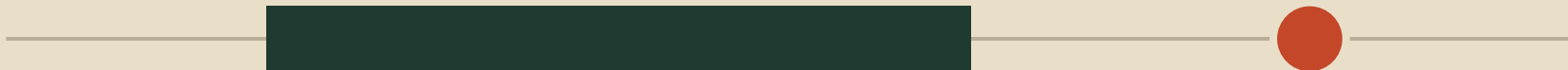
\$2,554



ROOM TO BUILD

The median rent is above what local wages can carry.

\$798–\$1,198



\$1,390 median

is the monthly rent range local workforce wages support.

BUILDING

52% of the housing here was built before 2000.

1,155

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

52%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 4,719 homes here.

16–54

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



HOME VALUE

A median home costs 64% more than Alabama's.

\$343,900

median home value in Spanish Fort.

Spanish Fort



\$343,900

Alabama



\$209,900

U.S.



\$332,700

THAT WAS SPANISH FORT'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/spanish-fort/**](https://almanacdata.ai/e/al/spanish-fort/)

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