



Anniston, Alabama.

Current market data.

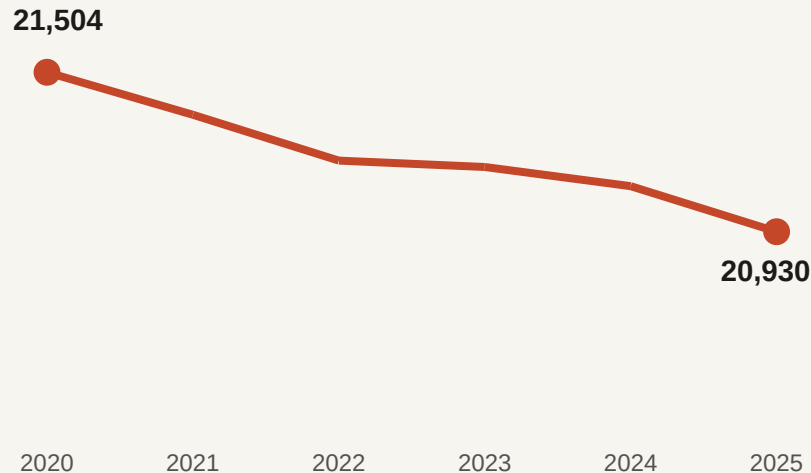
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.7% since 2020.

20,930

people, the 32nd-largest of Alabama's cities and towns.



THE WORKDAY

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

88.7%

of 18,658 jobs located in Anniston are filled by in-commuters.



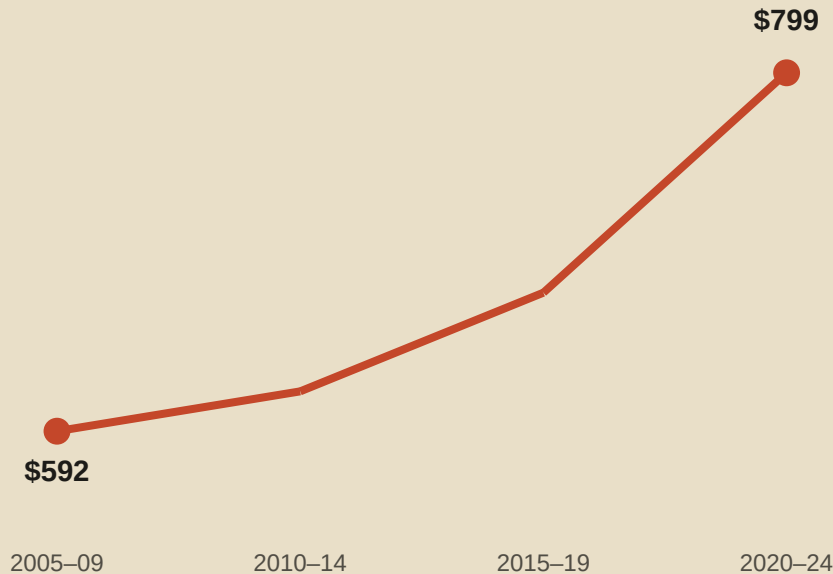
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 35%
since the 2005–2009
survey, before inflation.

\$799

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





THE SEAM

Cross one tract line and median rent jumps \$409.

A \$409 gap between neighbors, the sharpest rent edge between adjacent tracts in Calhoun County.

TRACT 18.01

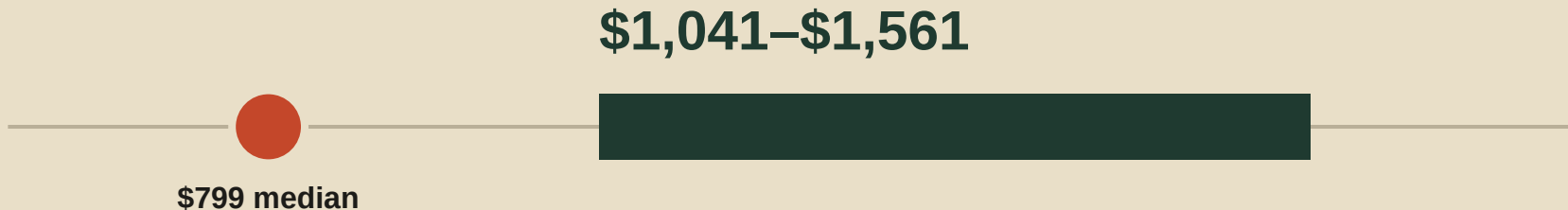
\$609

TRACT 17

\$1,018

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.

29

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 11,420 homes here.

36–187

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



HOME VALUE

A median home costs 24% less than Alabama's.

\$158,800

median home value in Anniston.

Anniston



\$158,800

Alabama



\$209,900

U.S.



\$332,700

THAT WAS ANNISTON'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/anniston/**](https://almanacdata.ai/e/al/anniston/)

The Almanac · your hyper-diligent research partner