



Athens, Alabama.

Current market data.

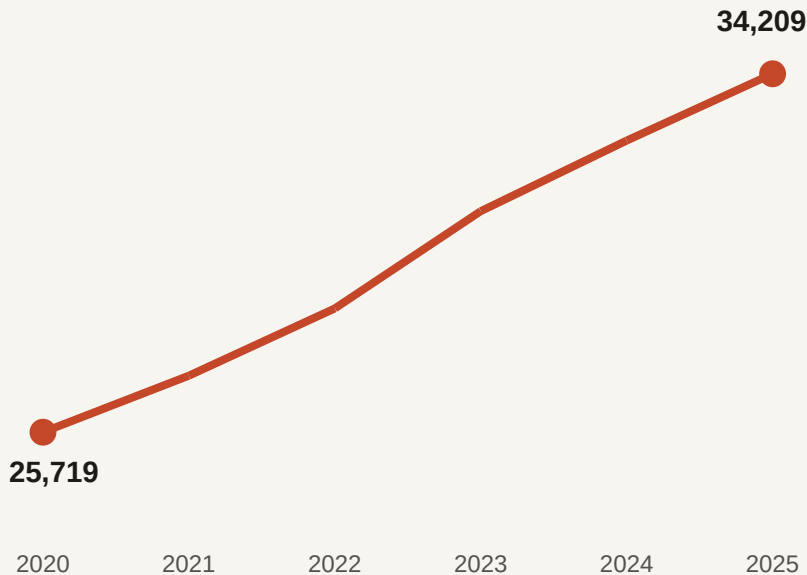
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 33.0% since 2020.

34,209

people, the 17th-largest of Alabama's cities and towns.

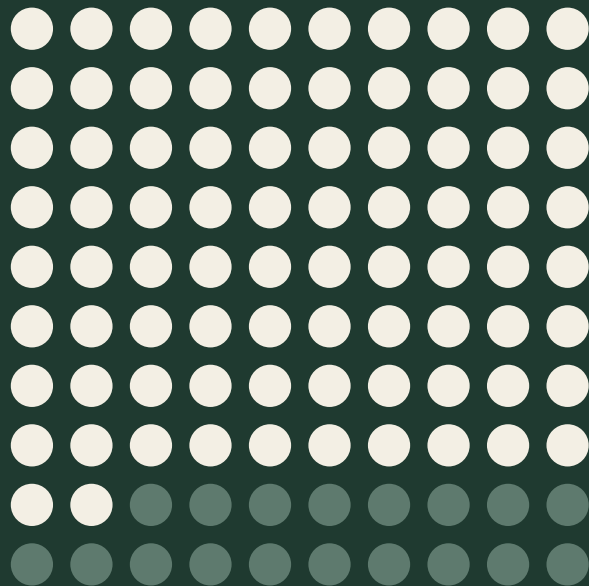


THE WORKDAY

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

82.0%

of 15,764 jobs located in Athens are filled by in-commuters.



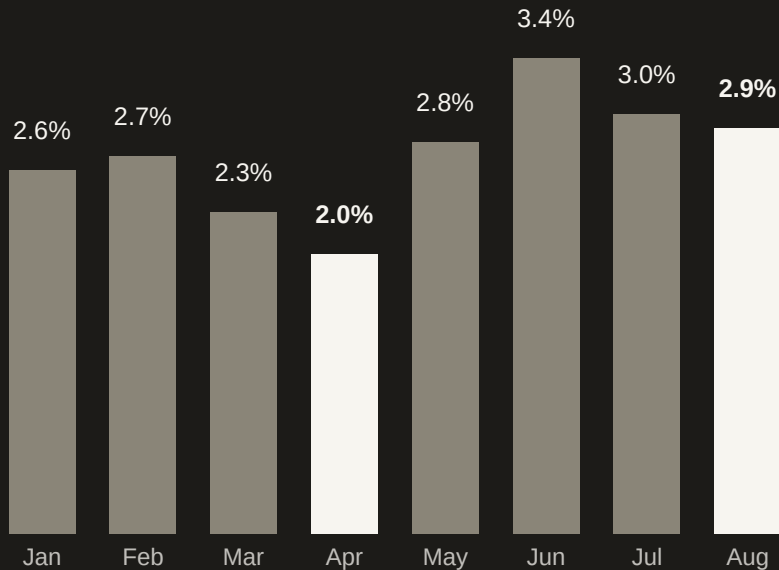
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.0%.

2.9%

in August 2026, the latest month released. A year earlier it was 2.4%.

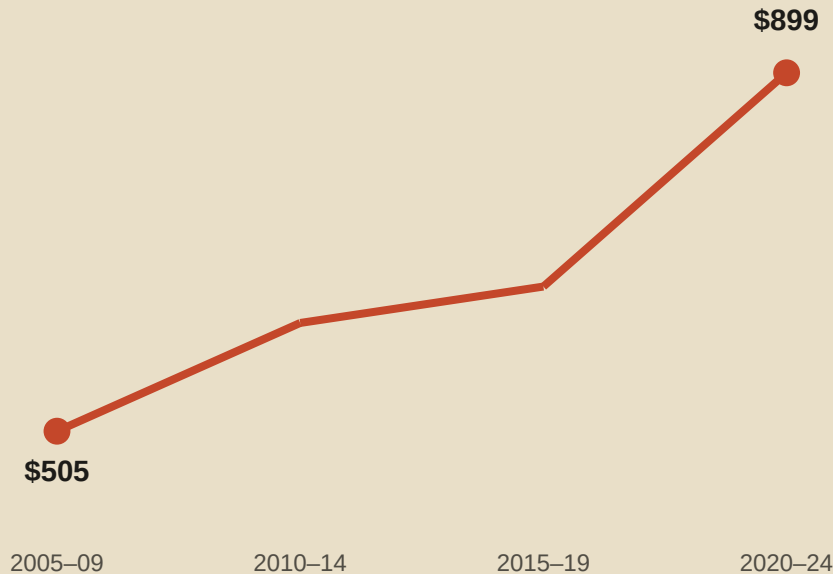


RENT

Median rent is up 78%
since the 2005–2009
survey, before inflation.

\$899

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,475 gap between neighbors, the sharpest rent edge between adjacent tracts in Limestone County.

TRACT 211.01

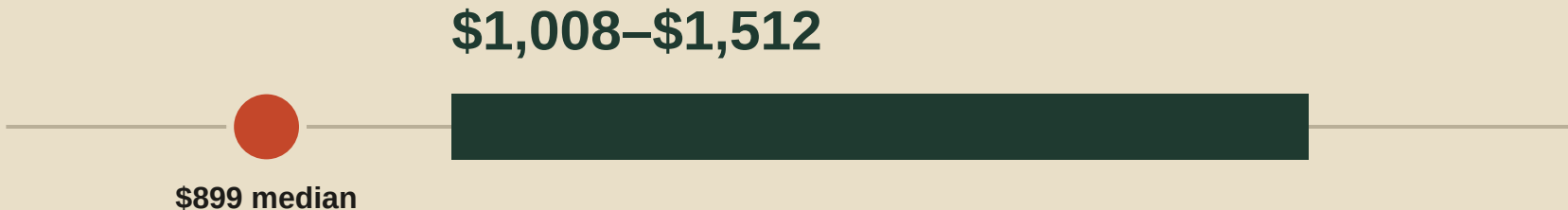
\$721

TRACT 212.02

\$2,196

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

4,014

homes permitted in ten years,
2016–2025

14%

of those were in multifamily
buildings

65%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 12,415 homes here.

51–158

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



HOME VALUE

A median home costs 29% more than Alabama's.

\$270,000

median home value in Athens.

Athens



\$270,000

Alabama



\$209,900

U.S.



\$332,700

THAT WAS ATHENS'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/athens/

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