



Leeds, Alabama.

Current market data.

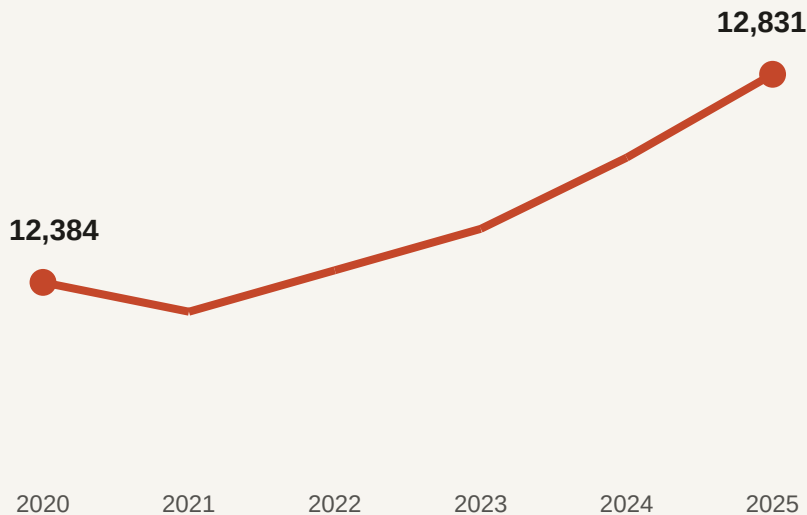
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.6% since 2020.

12,831

people, the 57th-largest of Alabama's cities and towns.



THE WORKDAY

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

88.9%

of 5,093 jobs located in Leeds are filled by in-commuters.



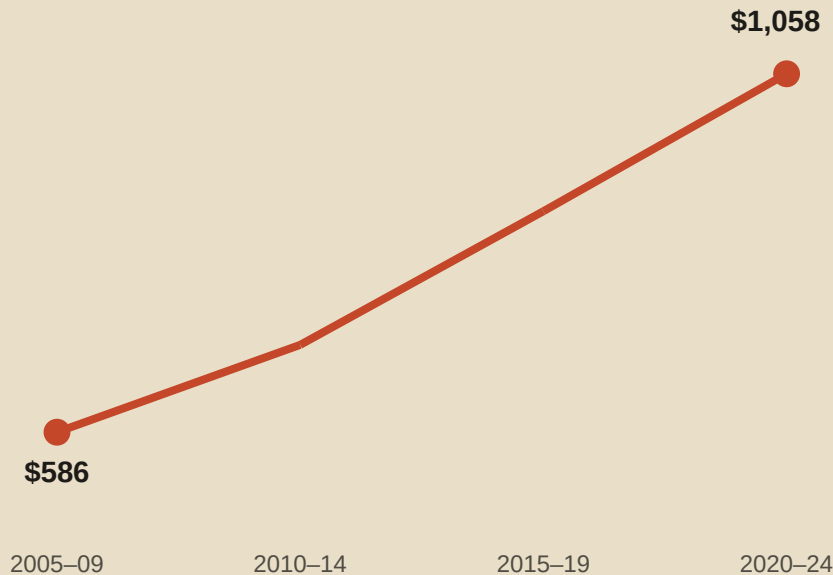
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,058

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,492 gap between neighbors, the sharpest rent edge between adjacent tracts in Jefferson County.

TRACT 29

\$546

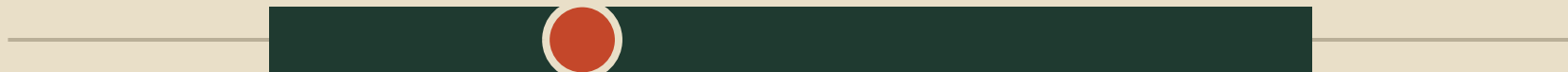
TRACT 27.01

\$2,038

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$920–\$1,379



\$1,058 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

707

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 4,987 homes here.

15–51

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



HOME VALUE

A median home costs 7% more than Alabama's.

\$224,600

median home value in Leeds.

Leeds



\$224,600

Alabama



\$209,900

U.S.



\$332,700

THAT WAS LEEDS'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/leeds/**](https://almanacdata.ai/e/al/leeds/)

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