



Livingston, Alabama.

Current market data.

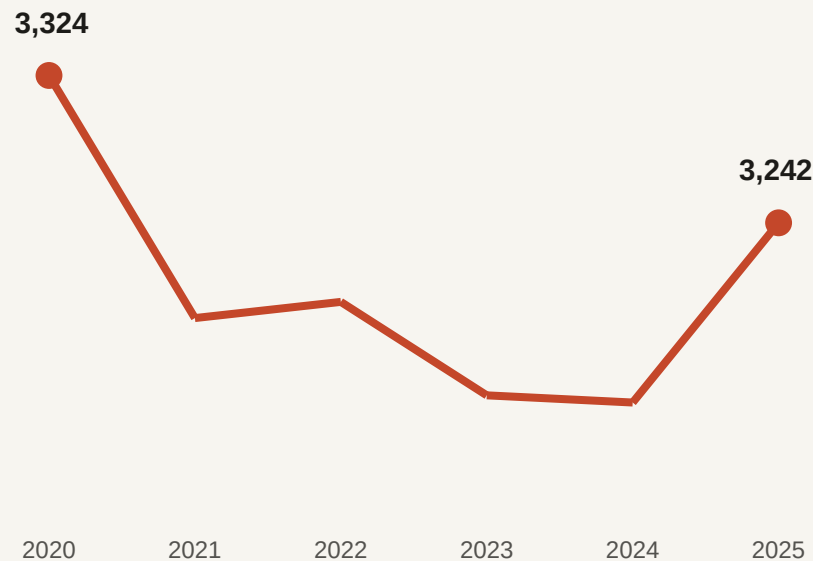
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.5% since 2020.

3,242

people, the 140th-largest of Alabama's cities and towns.



THE WORKDAY

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

83.0%

of 1,978 jobs located in Livingston are filled by in-commuters.



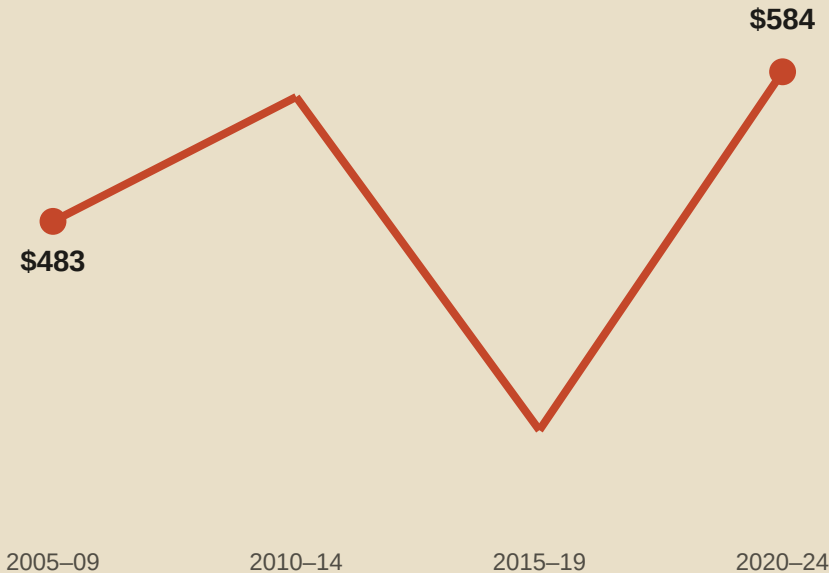
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 21%
since the 2005–2009
survey, before inflation.

\$584

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



THE SEAM

Cross one tract line and median rent doubles.

A \$468 gap between neighbors, the sharpest rent edge between adjacent tracts in Sumter County.

TRACT 113.01

\$495

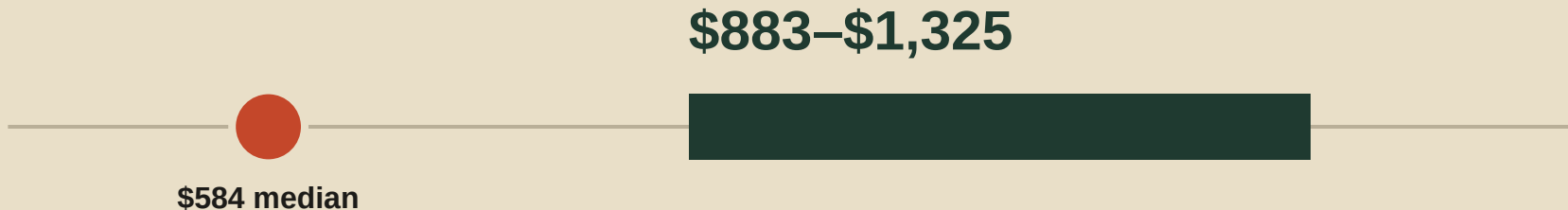
TRACT 114

\$963



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.

8

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.4% to the 1,456 homes here.

5–20

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



HOME VALUE

A median home costs 26% less than Alabama's.

\$156,100

median home value in Livingston.

Livingston



\$156,100

Alabama



\$209,900

U.S.



\$332,700

THAT WAS LIVINGSTON'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/livingston/**](https://almanacdata.ai/e/al/livingston/)

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