



Madison, Alabama.

Current market data.

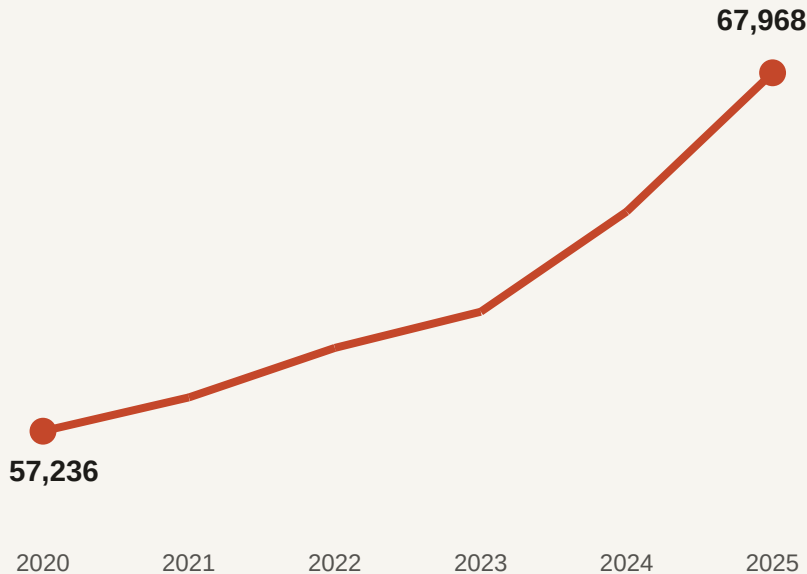
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.8% since 2020.

67,968

people, the 9th-largest of Alabama's cities and towns.

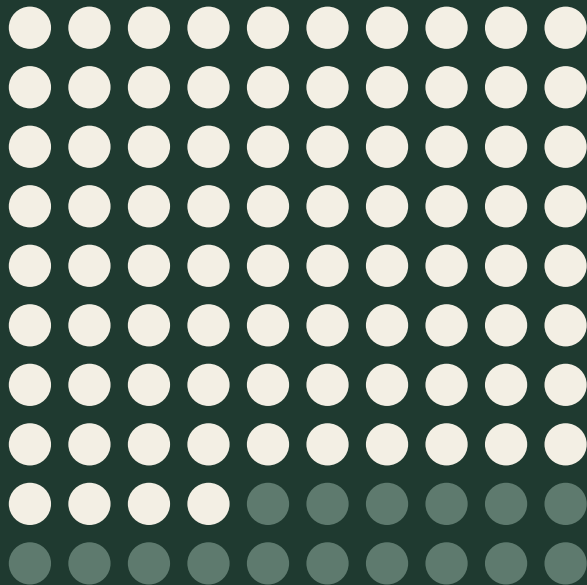


THE WORKDAY

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

83.7%

of 21,930 jobs located in Madison are filled by in-commuters.



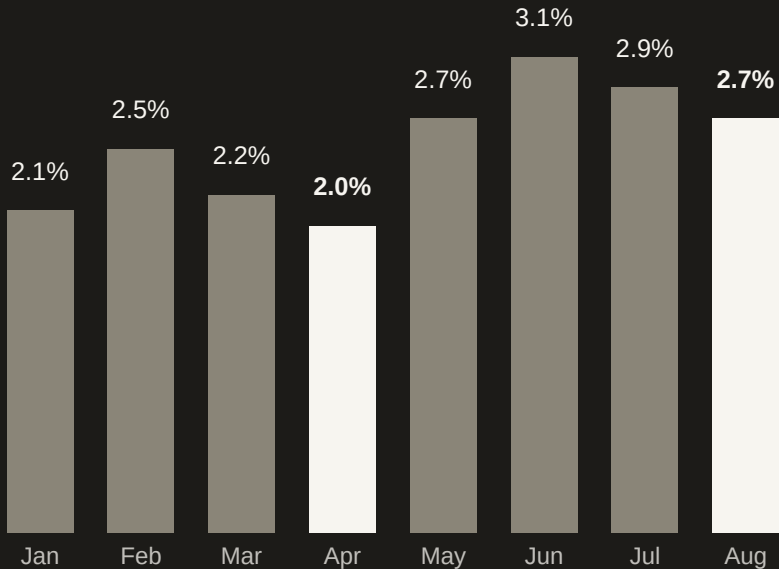
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.0%.

2.7%

in August 2026, the latest month released. A year earlier it was 2.2%.

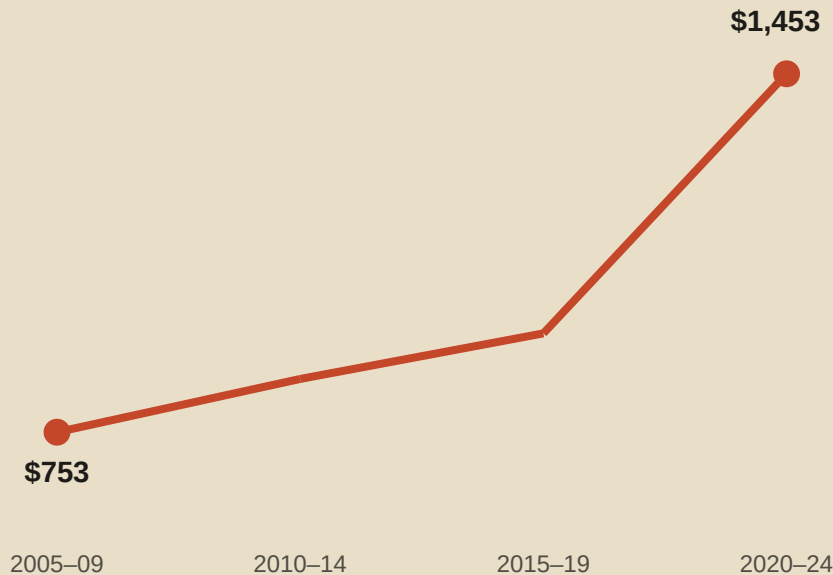


RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,453

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,759 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 109.02

\$967

TRACT 109.05

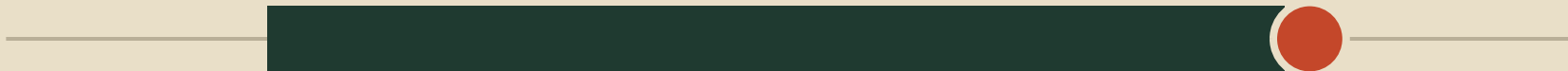
\$2,726



ROOM TO BUILD

The median rent is above what local wages can carry.

\$961–\$1,441



\$1,453 median

is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

6,740

homes permitted in ten years,
2016–2025

38%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.9% to the 23,278 homes here.

73–219

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



HOME VALUE

A median home costs 90% more than Alabama's.

\$398,800

median home value in Madison.

Madison



\$398,800

Alabama



\$209,900

U.S.



\$332,700

THAT WAS MADISON'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/madison/

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