



Montgomery, Alabama.

Current market data.

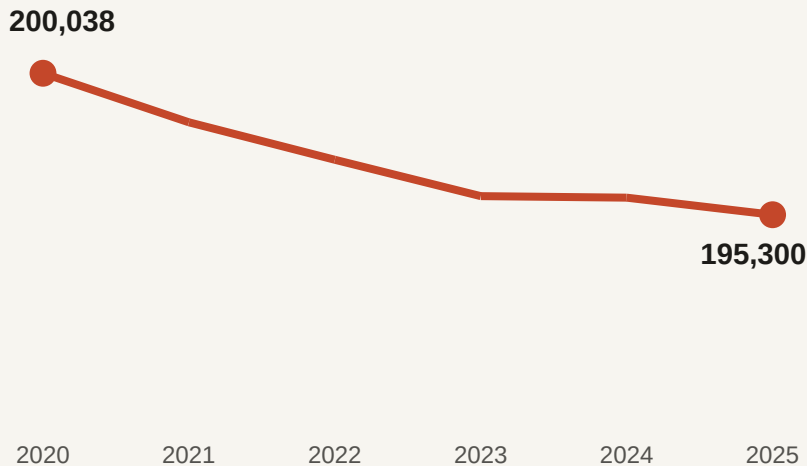
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.4% since 2020.

195,300

people, the 4th-largest of Alabama's cities and towns.



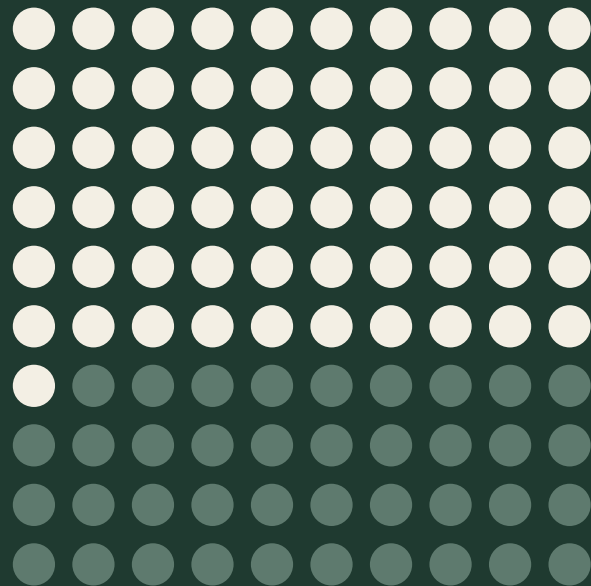
THE WORKDAY

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

60.6%

of 123,369 jobs located in Montgomery are filled by
in-commuters.

Source: Census LEHD LODES, 2023



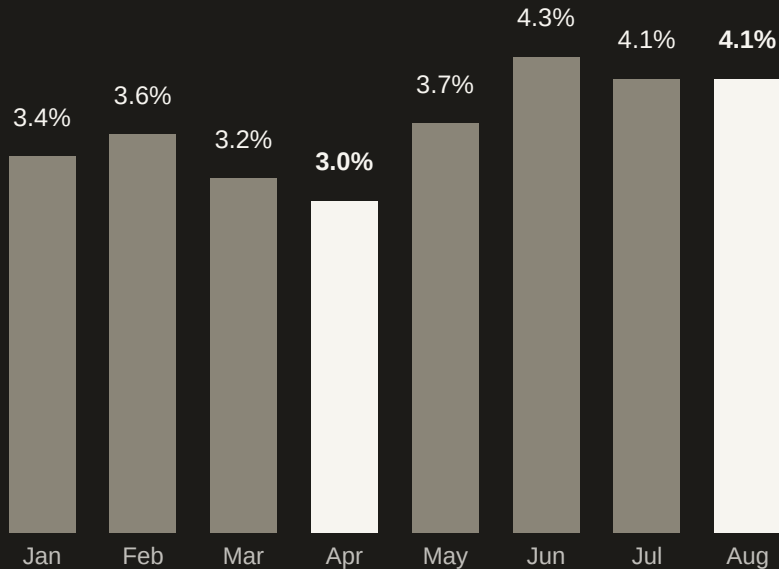
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.0%.

4.1%

in August 2026, the latest month released. A year earlier it was 3.4%.

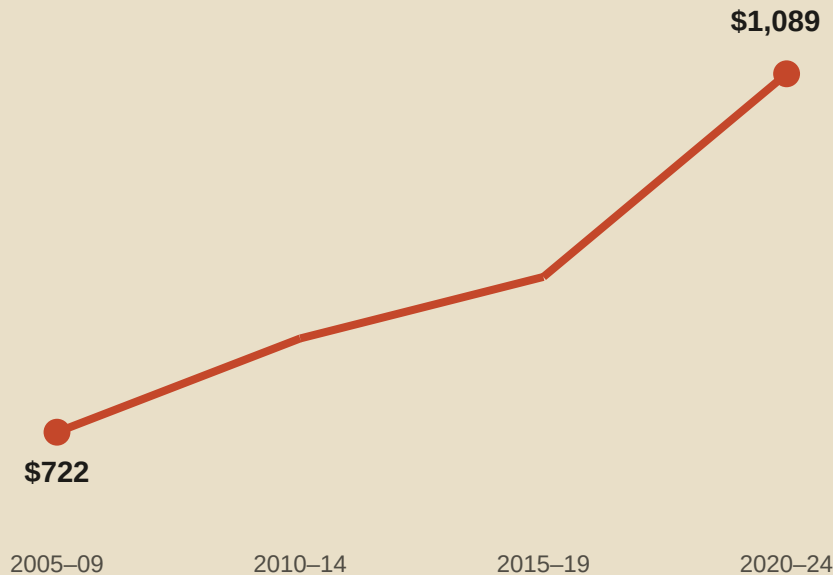


RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,089

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,323 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 10

\$670

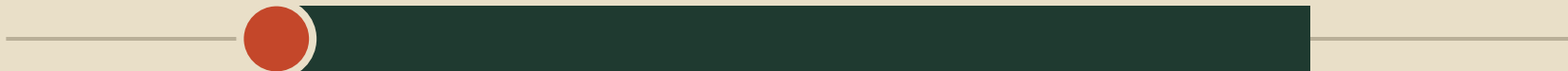
TRACT 9

\$1,993

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,084–\$1,626



\$1,089 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

3,008

homes permitted in ten years,
2016–2025

18%

of those were in multifamily
buildings

83%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 94,580 homes here.

370–1,234

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



HOME VALUE

A median home costs 23% less than Alabama's.

\$161,900

median home value in Montgomery.

Montgomery



\$161,900

Alabama



\$209,900

U.S.



\$332,700



THAT WAS MONTGOMERY'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/montgomery/

The Almanac · your hyper-diligent research partner