



Southside, Alabama.

Current market data.

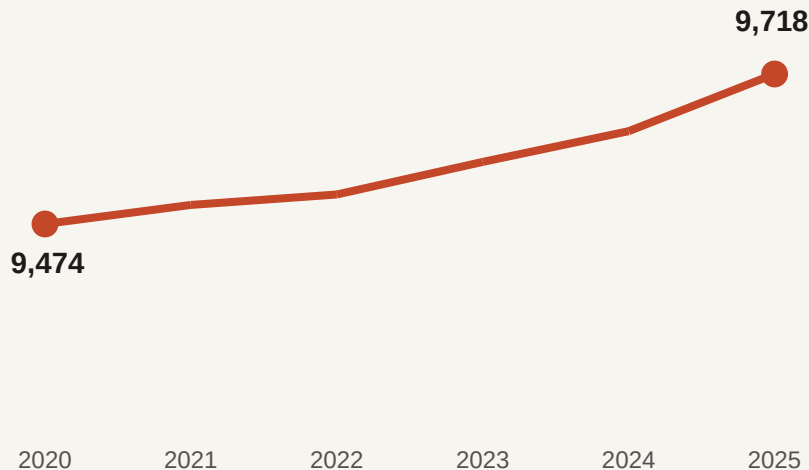
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.6% since 2020.

9,718

people, the 67th-largest of Alabama's cities and towns.



THE WORKDAY

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

80.4%

of 987 jobs located in Southside are filled by in-commuters.



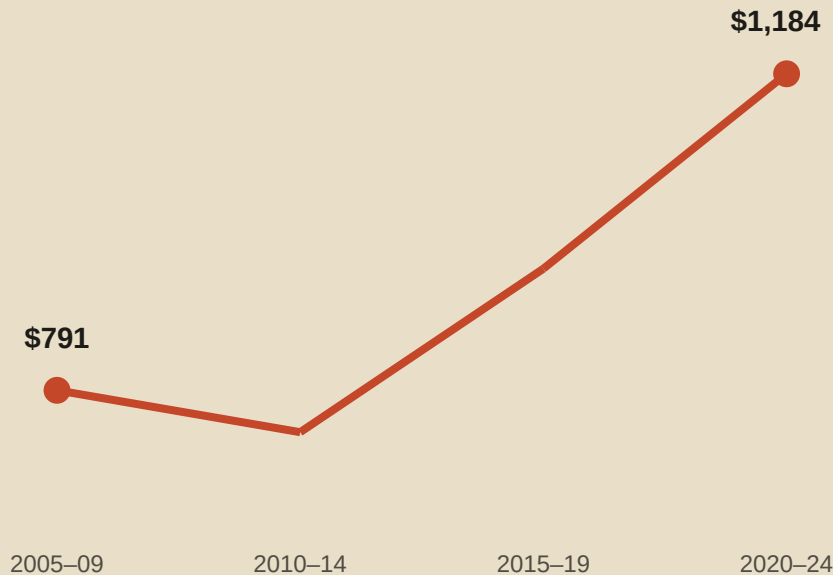
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$1,184

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





THE SEAM

Cross one tract line and median rent doubles.

A \$876 gap between neighbors, the sharpest rent edge between adjacent tracts in Etowah County.

TRACT 108

\$606

TRACT 4

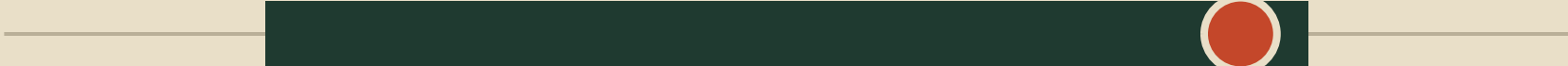
\$1,482



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$807–\$1,210



\$1,184 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

416

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.3% to the 3,516 homes here.

3–10

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



HOME VALUE

A median home costs 8% more than Alabama's.

\$226,500

median home value in Southside.

Southside



\$226,500

Alabama



\$209,900

U.S.



\$332,700

THAT WAS SOUTHSIDE'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/southside/**](https://almanacdata.ai/e/al/southside/)

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