



Tuscaloosa, Alabama.

Current market data.

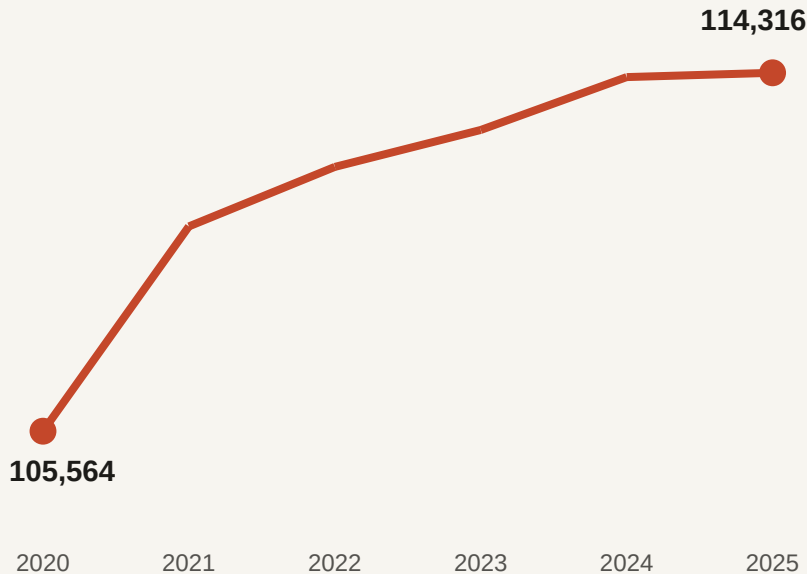
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.3% since 2020.

114,316

people, the 5th-largest of Alabama's cities and towns.



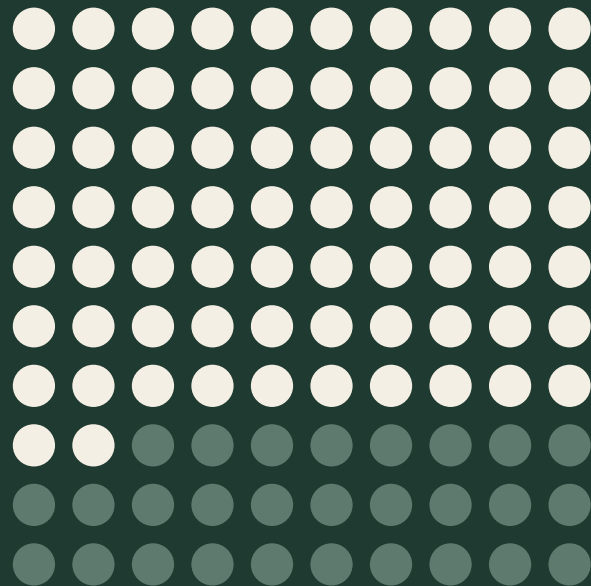
THE WORKDAY

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

72.4%

of 58,832 jobs located in Tuscaloosa are filled by in-commuters.

Source: Census LEHD LODES, 2023



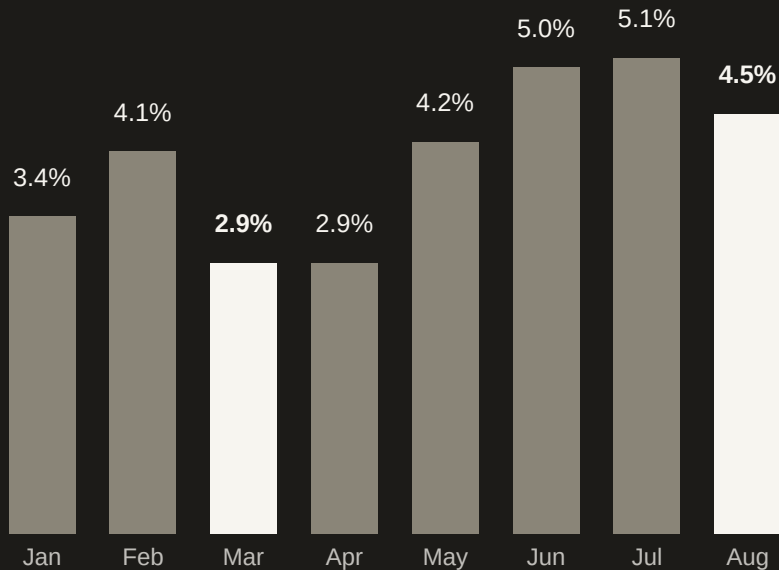
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.9%.

4.5%

in August 2026, the latest month released. A year earlier it was 3.8%.

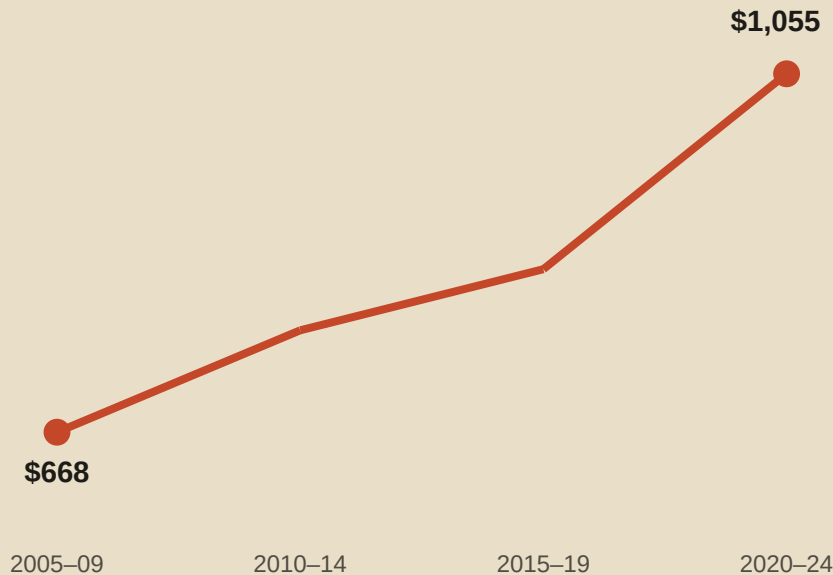


RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,055

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,820 gap between neighbors, the sharpest rent edge between adjacent tracts in Tuscaloosa County.

TRACT 102.03

\$753

TRACT 101.01

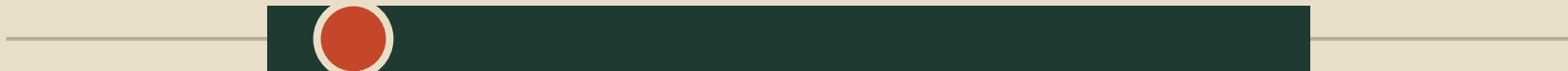
\$2,573



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,013–\$1,519



\$1,055 median

is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

8,245

homes permitted in ten years,
2016–2025

59%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 52,122 homes here.

271–588

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



HOME VALUE

A median home costs 22% more than Alabama's.

\$255,500

median home value in Tuscaloosa.

Tuscaloosa



\$255,500

Alabama



\$209,900

U.S.



\$332,700

THAT WAS TUSCALOOSA'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/tuscaloosa/

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