



Americus, Georgia.

Current market data.

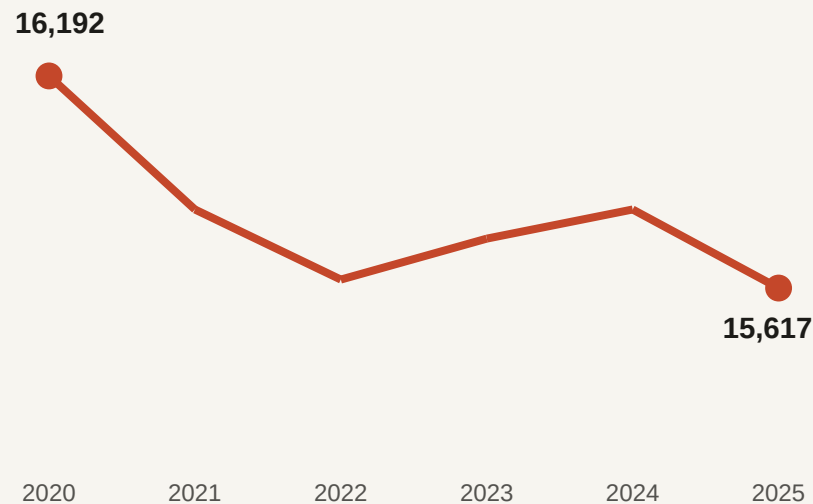
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.6% since 2020.

15,617

people, the 82nd-largest of Georgia's cities and towns.

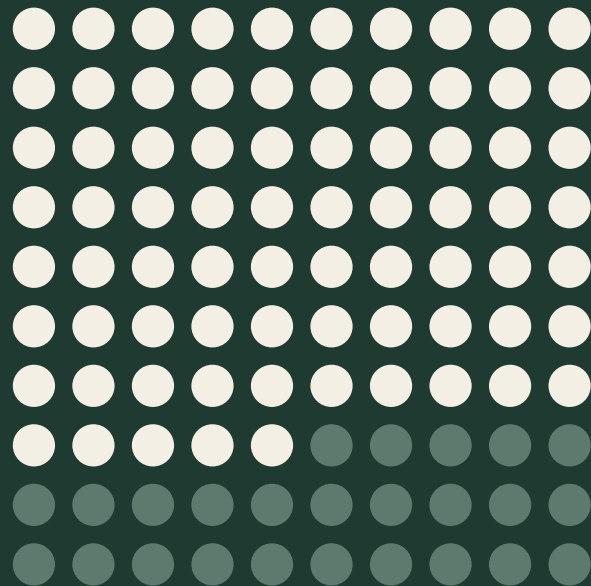


THE WORKDAY

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

75.0%

of 6,199 jobs located in Americus are filled by in-commuters.



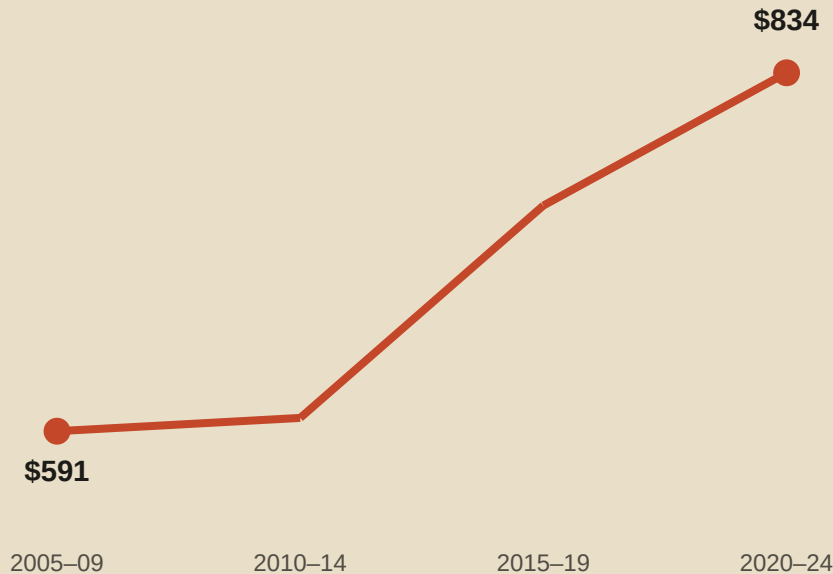
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$834

a month. Georgia's median is \$1,393.





THE SEAM

Cross one tract line and median rent jumps \$427.

A \$427 gap between neighbors, the sharpest rent edge between adjacent tracts in Sumter County.

TRACT 9508

\$667

TRACT 9505

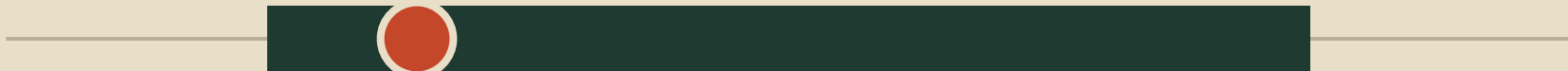
\$1,094



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$778–\$1,167



\$834 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

69

homes permitted, 2022–2025

91%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.6–0.9% to the 7,253 homes here.

41–62

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



HOME VALUE

A median home costs 65% less than Georgia's.

\$107,500

median home value in Americus.

Americus



\$107,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS AMERICUS'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/ga/amicus/**](https://almanacdata.ai/e/ga/amicus/)

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