# Arnoldsville, Georgia.

Current market data.

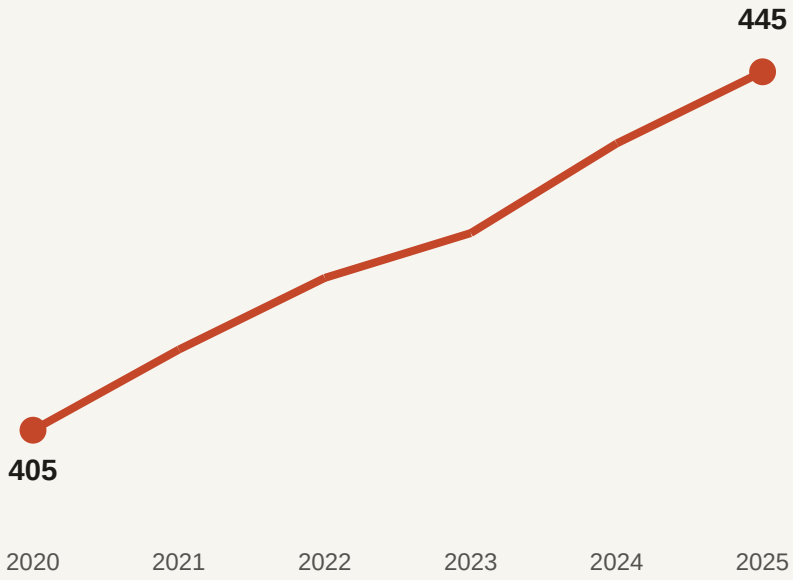
9 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

# Growing. Up 9.9% since 2020.

**445**

people, the 407th-largest of Georgia's cities and towns.



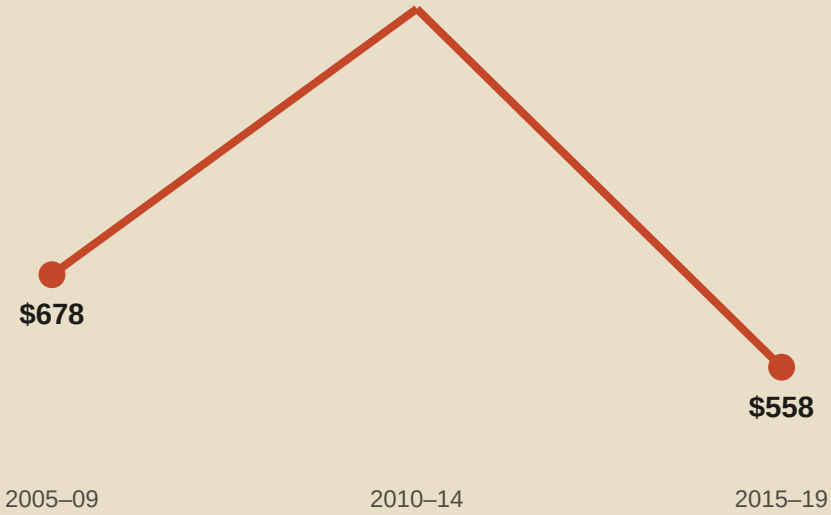

Source: Census Population Estimates, 2025

RENT

# Median rent is down 18% since the 2005–2009 survey, before inflation.

**$558**

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

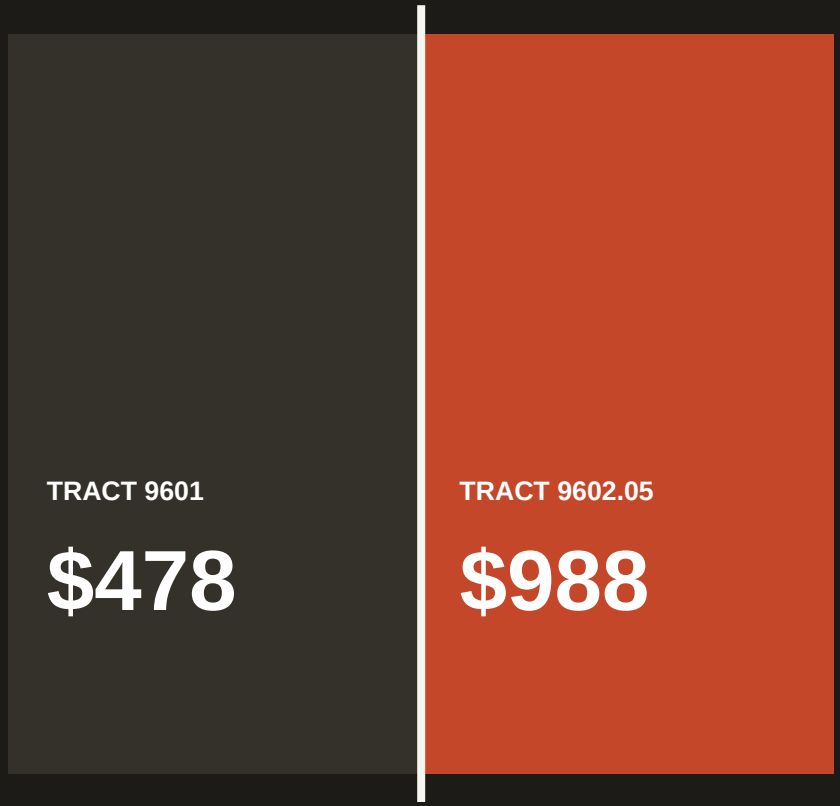



Source: Census ACS 5-year, 2015-2019

THE SEAM

# Cross one tract line and median rent doubles.

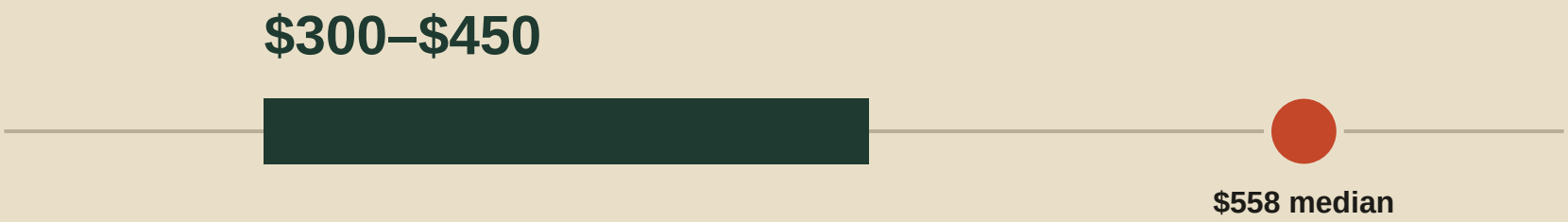
A $510 gap between neighbors, the sharpest rent edge between adjacent tracts in Oglethorpe County.




Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

# The median rent is above what local wages can carry.




is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2018; Census ACS 5-year, 2015-2019

BUILDING

# 71% of the housing here was built before 2000.

**71%**

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

# Closing the gap would add 0–0.5% to the 189 homes here.

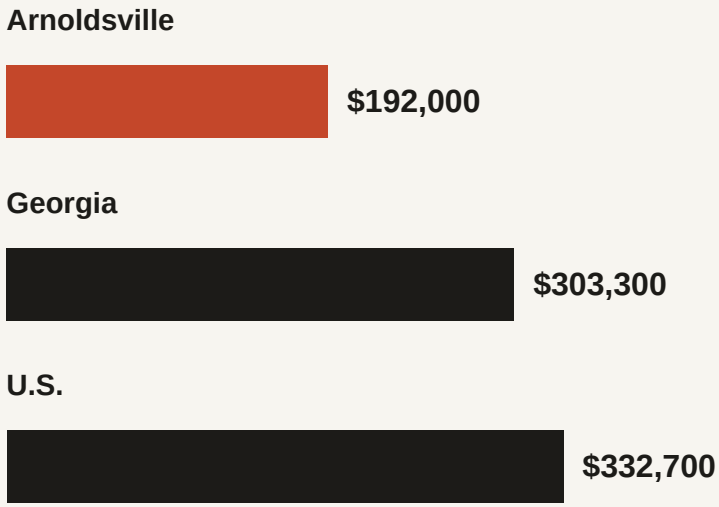
**0–1**

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

Source: Computed by the Almanac, 2018

HOME VALUE

# A median home costs 37% less than Georgia's.




# $192,000

median home value in Arnoldsville.

Source: Census ACS 5-year, 2020-2024

THAT WAS ARNOLDSVILLE'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/arnoldsville/**