



Athens-Clarke County, Georgia.

Current market data.

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

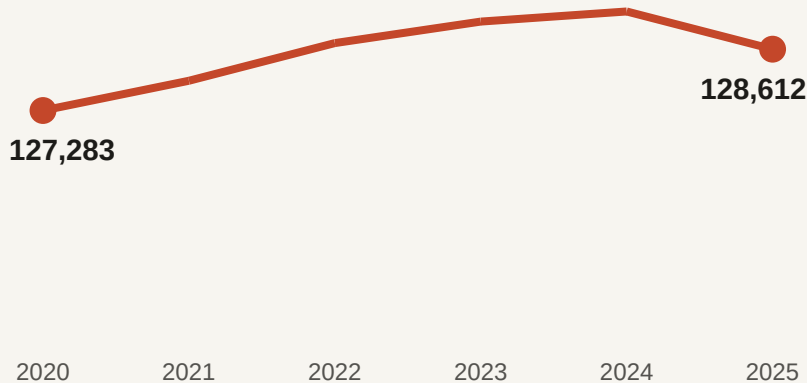


POPULATION

Growing. Up 1.0% since 2020.

128,612

people, the 6th-largest of Georgia's cities and towns.



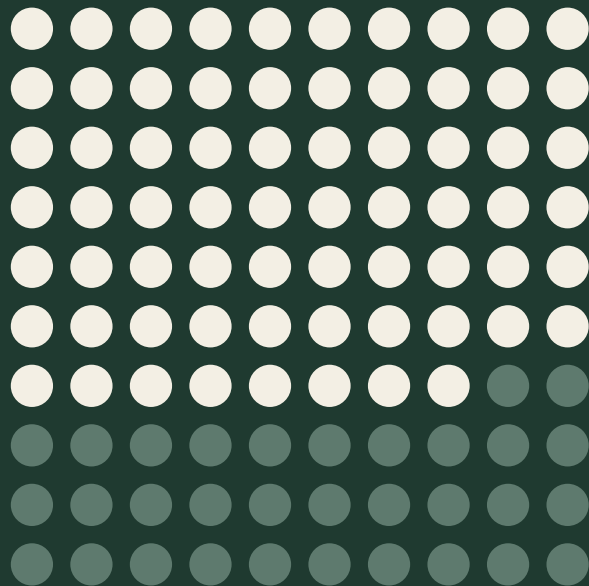
THE WORKDAY

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

68.0%

of 71,099 jobs located in Athens-Clarke County are filled by in-commuters.

Source: Census LEHD LODES, 2023



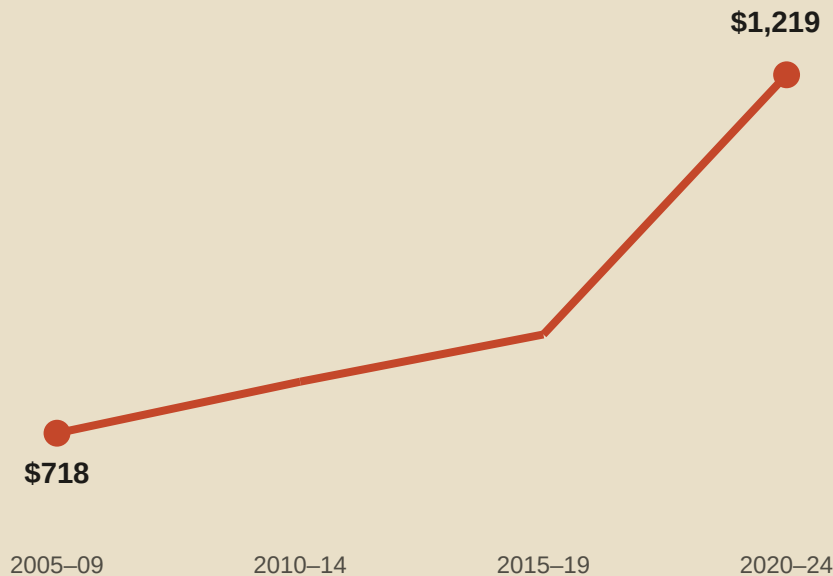
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,219

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



THE SEAM

Cross one tract line and median rent jumps \$625.

A \$625 gap between neighbors, the sharpest rent edge between adjacent tracts in Clarke County.

TRACT 9

\$908

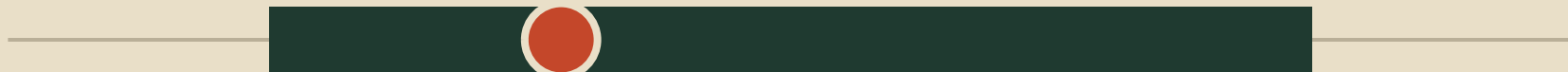
TRACT 1306.02

\$1,533

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,069–\$1,604



\$1,219 median

is the monthly rent range local workforce wages support.



BUILDING

69% of the housing here was built before 2000.

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 57,090 homes here.

317–711

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



HOME VALUE

A median home costs 1%
less than Georgia's.

\$299,200

median home value in Athens-Clarke County.

Athens-Clarke County



\$299,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ATHENS-CLARKE COUNTY'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/athens-clarke-county/

The Almanac · your hyper-diligent research partner