



Avalon, Georgia.

Current market data.

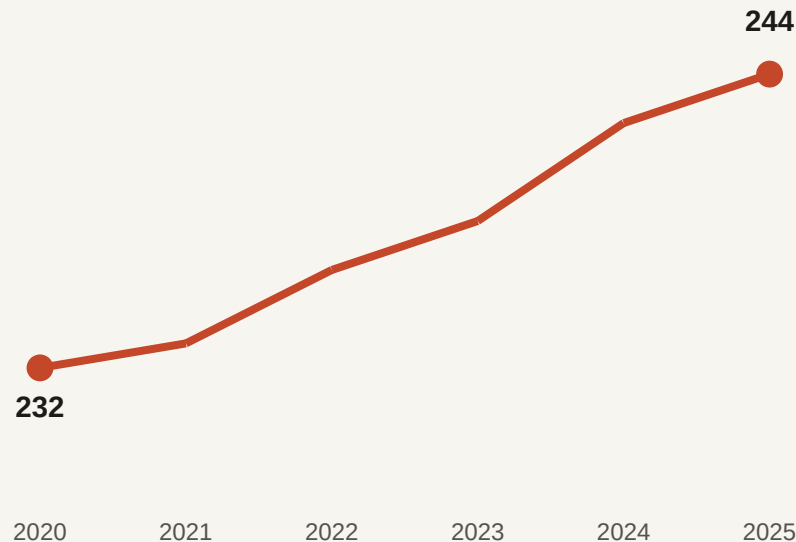
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.2% since 2020.

244

people, the 471st-largest of Georgia's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 20 jobs located in Avalon are filled by in-commuters.



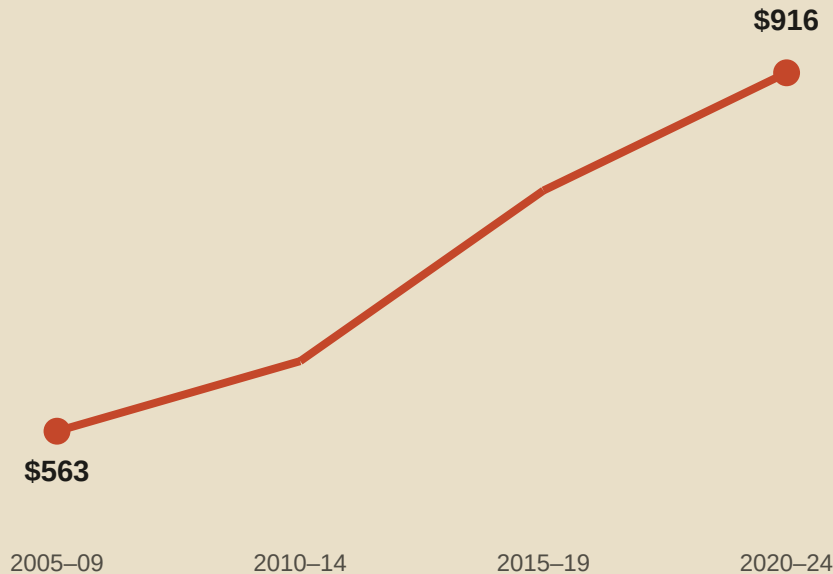
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$916

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





THE SEAM

Cross one tract line and median rent jumps \$411.

A \$411 gap between neighbors, the sharpest rent edge between adjacent tracts in Stephens County.

TRACT 9703.02

\$740

TRACT 9702.02

\$1,151



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$750–\$1,125



\$916 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs **38%**
less than Georgia's.

\$189,300

median home value in Avalon.

Avalon



\$189,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS AVALON'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/avalon/

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