



Avondale Estates, Georgia.

Current market data.

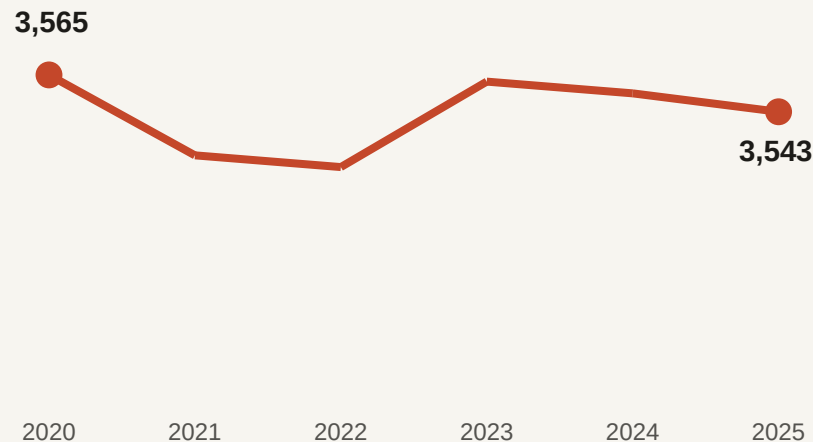
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.6% since 2020.

3,543

people, the 183rd-largest of Georgia's cities and towns.



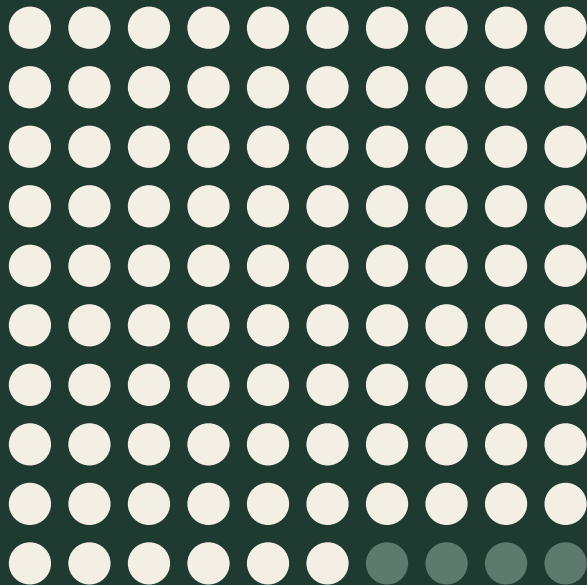
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.1%

of 1,784 jobs located in Avondale Estates are filled by
in-commuters.

Source: Census LEHD LODES, 2023



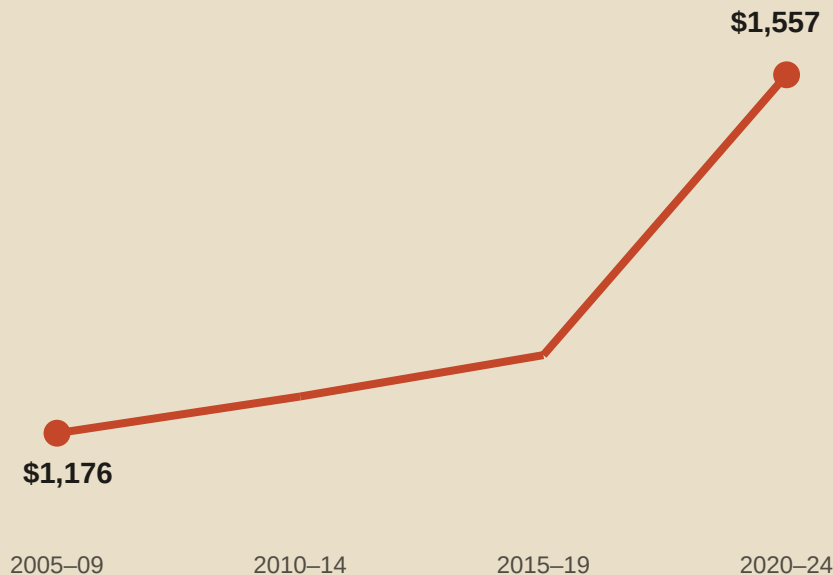
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 32%
since the 2005–2009
survey, before inflation.

\$1,557

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,711 gap between neighbors, the sharpest rent edge between adjacent tracts in DeKalb County.

TRACT 212.24

\$1,790

TRACT 212.10

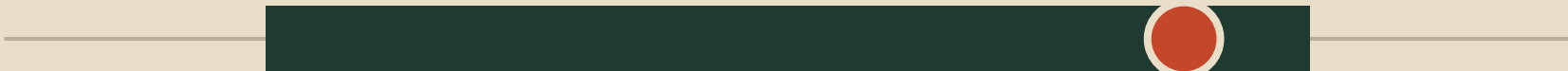
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,081–\$1,622



\$1,557 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

124

homes permitted, 2017–2025

53%

of those were in multifamily
buildings

74%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.9% to the 1,931 homes here.

2–18

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



HOME VALUE

A median home costs 83% more than Georgia's.

\$553,900

median home value in Avondale Estates.

Avondale Estates



\$553,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS AVONDALE ESTATES'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/avondale-estates/**](https://almanacdata.ai/e/ga/avondale-estates/)

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