



Baldwin, Georgia.

Current market data.

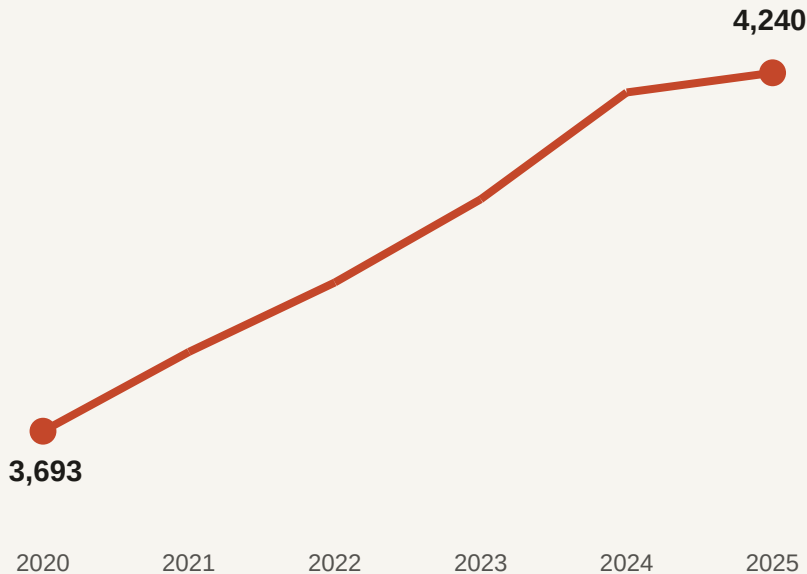
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 14.8% since 2020.

4,240

people, the 162nd-largest of Georgia's cities and towns.



THE WORKDAY

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

95.1%

of 1,301 jobs located in Baldwin are filled by in-commuters.



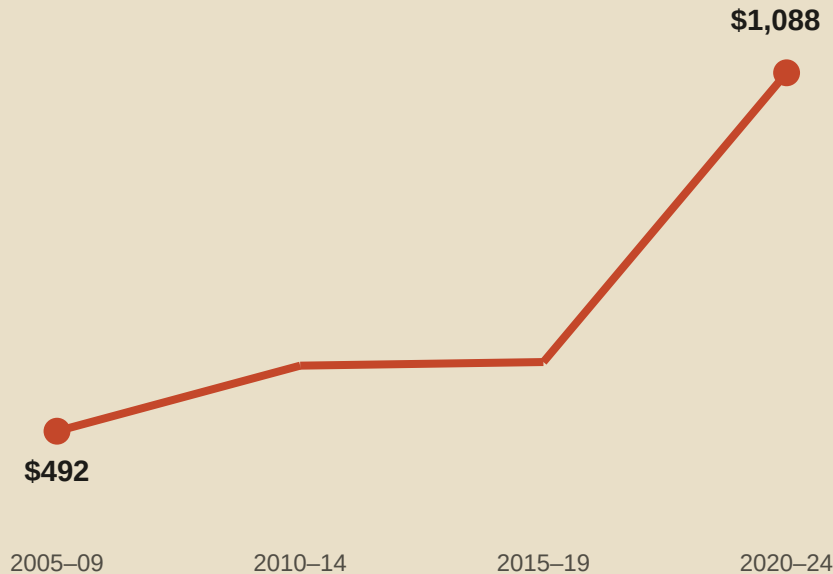
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 121%
since the 2005–2009
survey, before inflation.

\$1,088

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





THE SEAM

Cross one tract line and median rent jumps \$263.

A \$263 gap between neighbors, the sharpest rent edge between adjacent tracts in Habersham County.

TRACT 2.01

\$867

TRACT 3

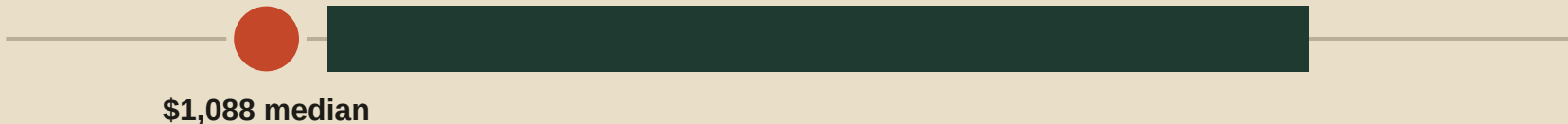
\$1,130



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$1,123–\$1,685



is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

109

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

73%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.0% to the 1,330 homes here.

4–13

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



HOME VALUE

A median home costs 45% less than Georgia's.

\$167,300

median home value in Baldwin.

Baldwin



\$167,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS BALDWIN'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/baldwin/**](https://almanacdata.ai/e/ga/baldwin/)

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