



Berkeley Lake, Georgia.

Current market data.

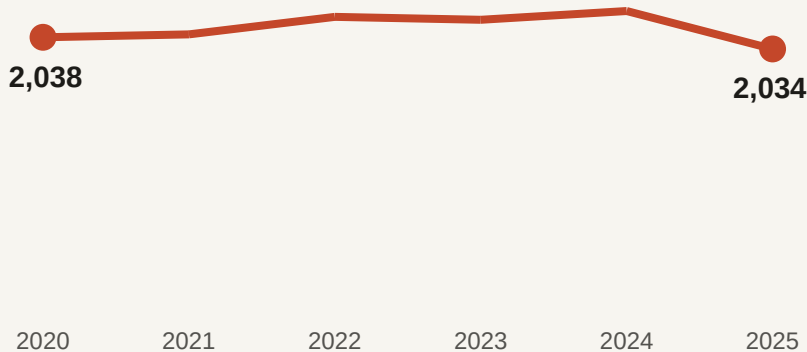
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

2,034

people, the 243rd-largest of Georgia's cities and towns.



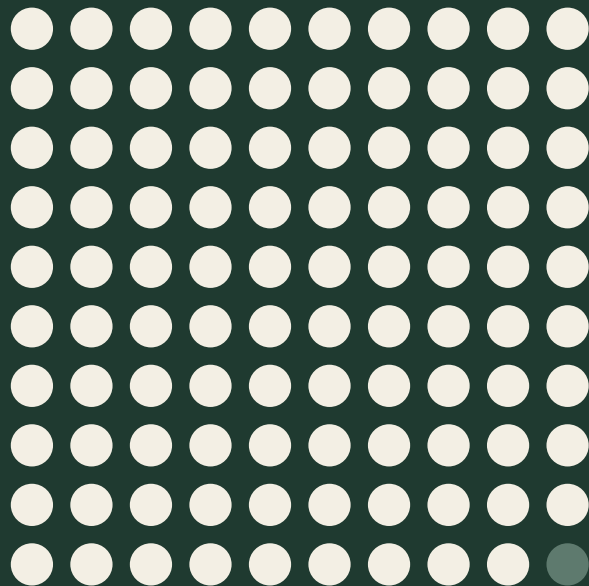
THE WORKDAY

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

99.1%

of 1,751 jobs located in Berkeley Lake are filled by
in-commuters.

Source: Census LEHD LODES, 2023



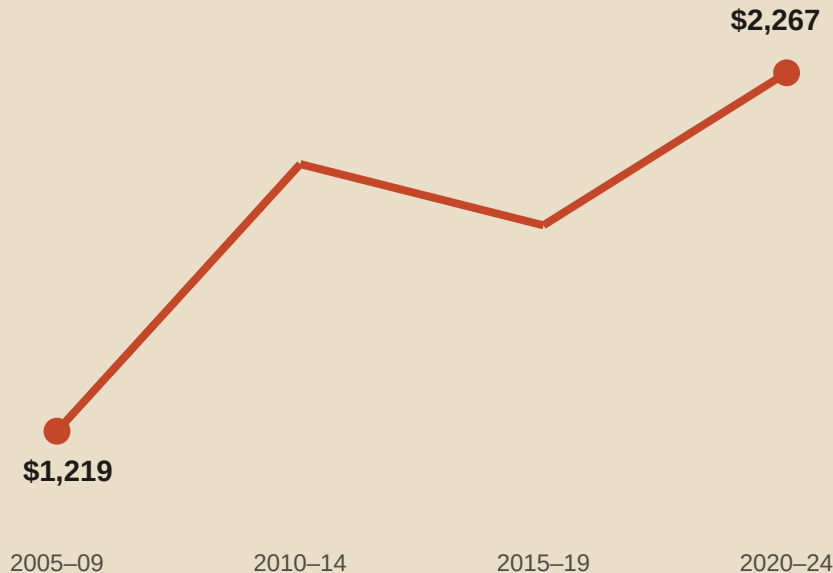
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$2,267

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,918 gap between neighbors, the sharpest rent edge between adjacent tracts in Gwinnett County.

TRACT 507.43

\$1,225

TRACT 505.88

\$3,143

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,005–\$1,508



\$2,267 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

46

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–2% to the 958 homes here.

0–18

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



HOME VALUE

A median home costs
137% more than
Georgia's.

\$718,300

median home value in Berkeley Lake.

Berkeley Lake



\$718,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS BERKELEY LAKE'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/berkeley-lake/

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