



Buford, Georgia.

Current market data.

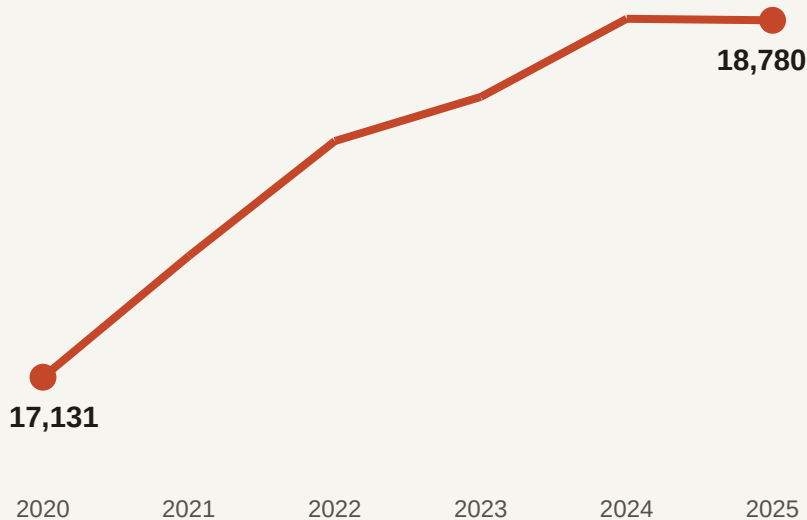
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.6% since 2020.

18,780

people, the 66th-largest of Georgia's cities and towns.



THE WORKDAY

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

96.0%

of 25,018 jobs located in Buford are filled by in-commuters.



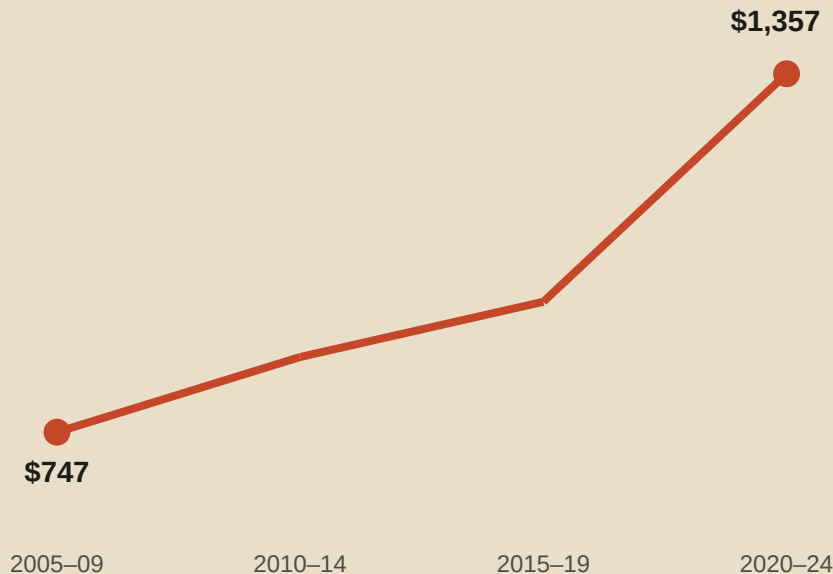
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 82%
since the 2005–2009
survey, before inflation.

\$1,357

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 sits inside what local wages can carry.

\$1,079–\$1,618



\$1,357 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

1,362

homes permitted in ten years,
2016–2025

17%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–4.2% to the 5,939 homes here.

25–250

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



HOME VALUE

A median home costs 22% more than Georgia's.

\$368,700

median home value in Buford.

Buford



\$368,700

Georgia



\$303,300

U.S.



\$332,700

THAT WAS BUFORD'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/buford/

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