



Calhoun, Georgia.

Current market data.

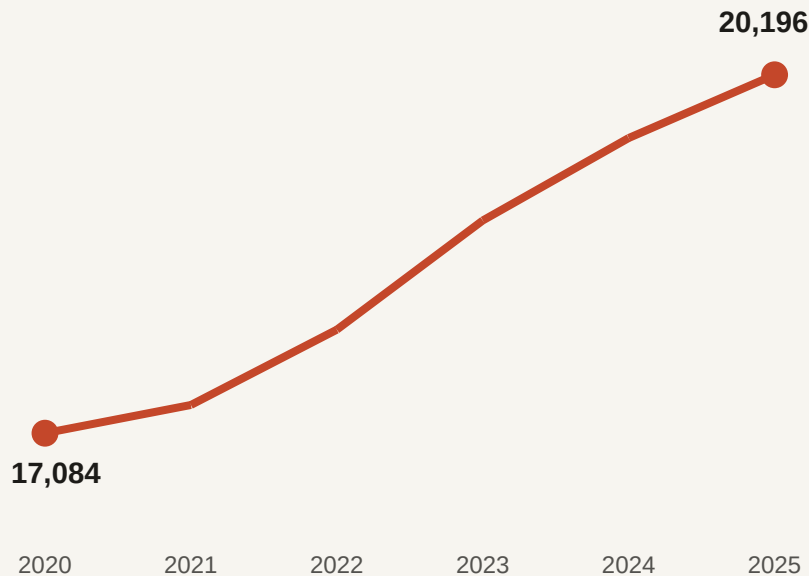
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.2% since 2020.

20,196

people, the 62nd-largest of Georgia's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

87.6%

of 18,953 jobs located in Calhoun are filled by in-commuters.



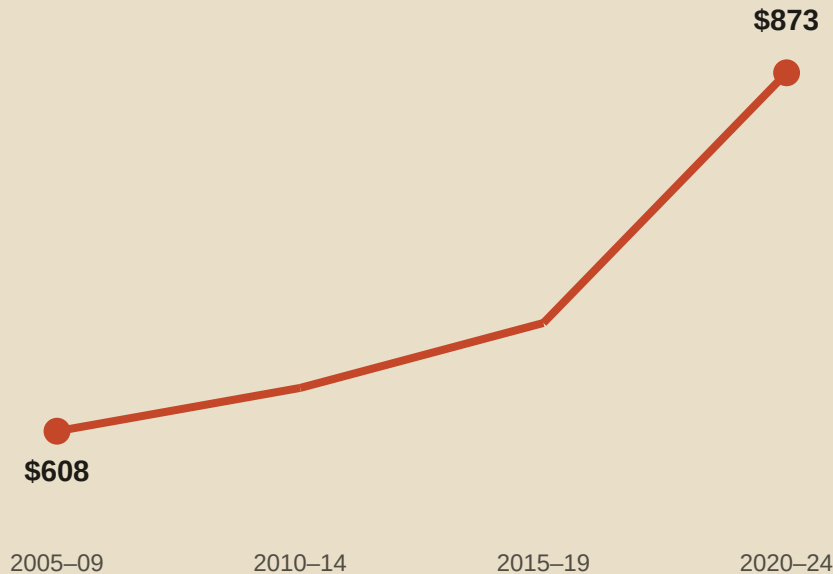
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 44%
since the 2005–2009
survey, before inflation.

\$873

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





THE SEAM

Cross one tract line and median rent jumps \$777.

A \$777 gap between neighbors, the sharpest rent edge between adjacent tracts in Gordon County.

TRACT 9709.01

\$882

TRACT 9701.01

\$1,659

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

1,211

homes permitted, 2022–2025

41%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–3% to the 7,199 homes here.

37–190

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



HOME VALUE

A median home costs 17% less than Georgia's.

\$251,000

median home value in Calhoun.

Calhoun



\$251,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS CALHOUN'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/calhoun/

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