



Carnesville, Georgia.

Current market data.

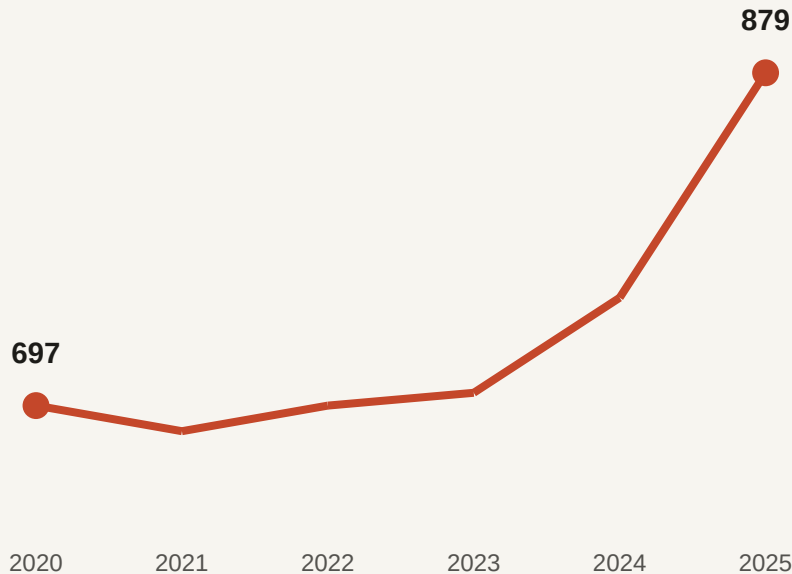
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 26.1% since 2020.

879

people, the 328th-largest of Georgia's cities and towns.



THE WORKDAY

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

98.5%

of 584 jobs located in Carnesville are filled by in-commuters.



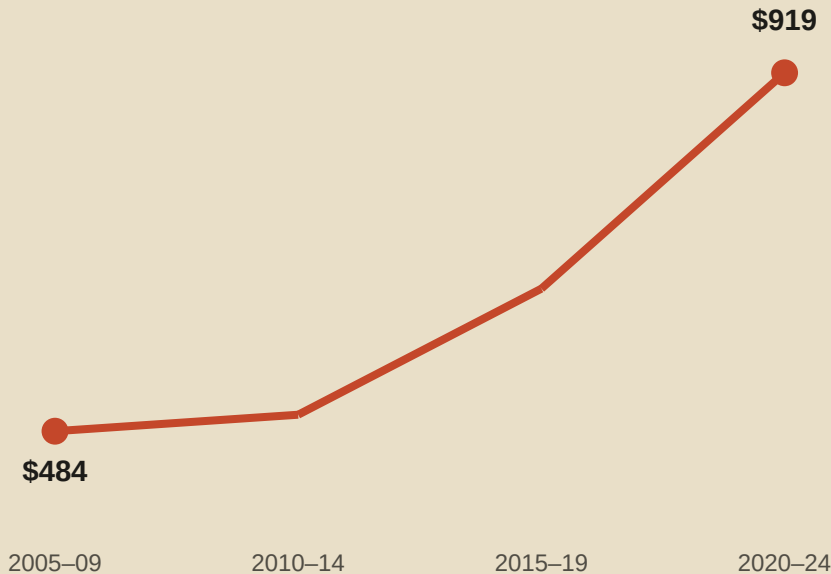
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$919

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





THE SEAM

Cross one tract line and median rent jumps \$605.

A \$605 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 8902.02

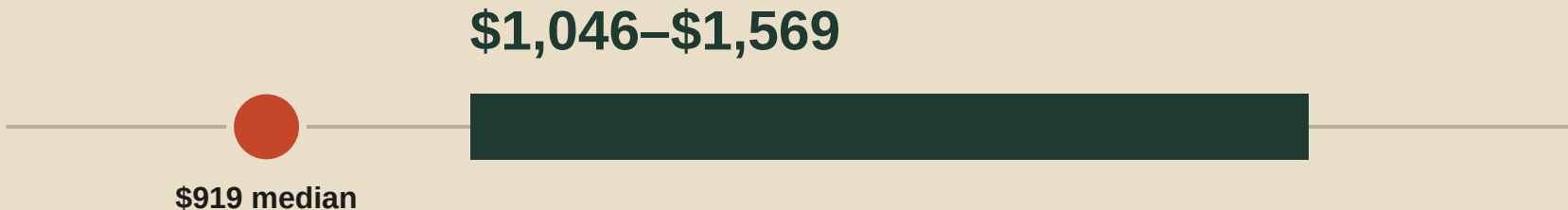
\$708

TRACT 8901.04

\$1,313

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

52

homes permitted, 2022–2025

4%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.4% to the 251 homes here.

1–6

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



HOME VALUE

A median home costs 34% less than Georgia's.

\$200,000

median home value in Carnesville.

Carnesville



Georgia



U.S.



THAT WAS CARNESVILLE'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/carnesville/**](https://almanacdata.ai/e/ga/carnesville/)

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