



Clarkesville, Georgia.

Current market data.

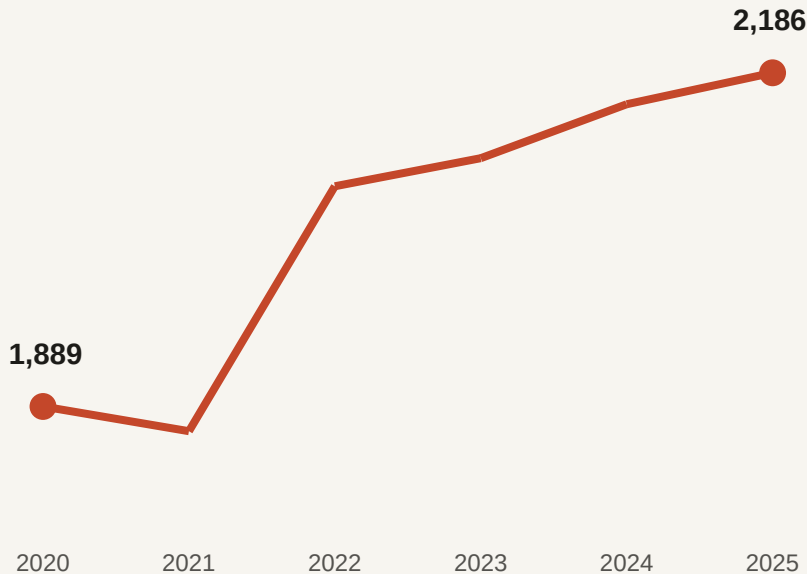
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 15.7% since 2020.

2,186

people, the 237th-largest of Georgia's cities and towns.



THE WORKDAY

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

96.5%

of 1,766 jobs located in Clarkesville are filled by in-commuters.



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

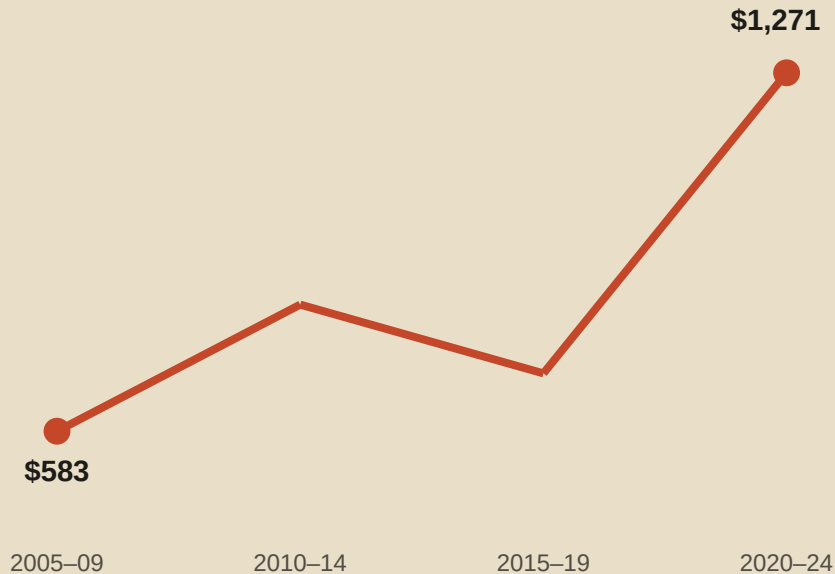


RENT

Median rent is up 118%
since the 2005–2009
survey, before inflation.

\$1,271

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

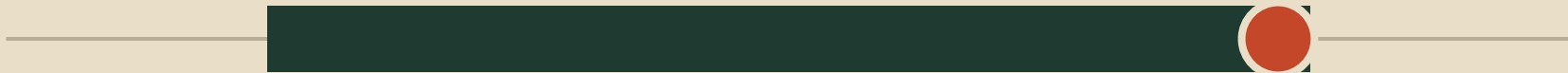
\$1,130



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$856–\$1,284



\$1,271 median

is the monthly rent range local workforce wages support.

BUILDING

73% of the housing here was built before 2000.

169

homes permitted in ten years,
2016–2025

46%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–2.0% to the 906 homes here.

2–18

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



HOME VALUE

A median home costs 16% less than Georgia's.

\$254,700

median home value in Clarkesville.

Clarkesville



\$254,700

Georgia



\$303,300

U.S.



\$332,700

THAT WAS CLARKESVILLE'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/clarkesville/**](https://almanacdata.ai/e/ga/clarkesville/)

The Almanac · your hyper-diligent research partner