



Colbert, Georgia.

Current market data.

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

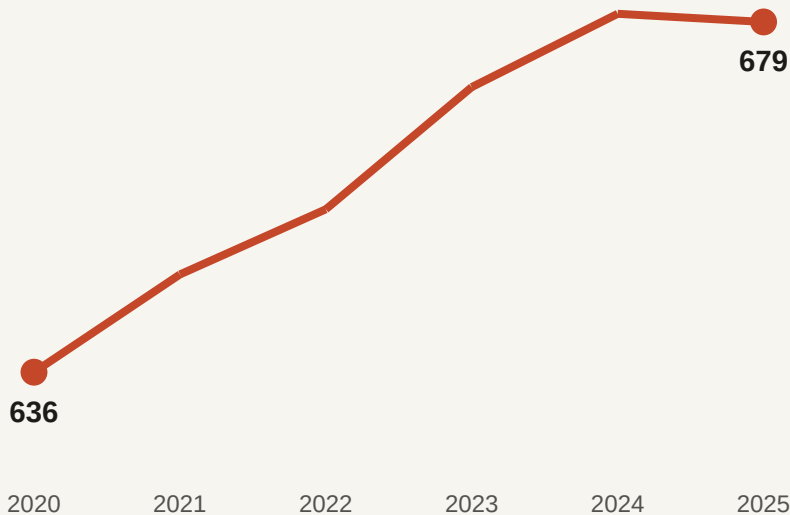


POPULATION

**Growing. Up 6.8% since
2020.**

679

people, the 360th-largest of Georgia's cities and towns.



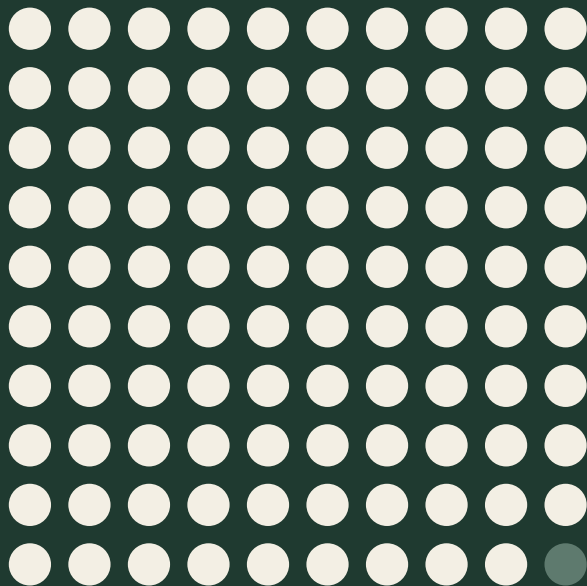
THE WORKDAY

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

99.0%

of 103 jobs located in Colbert are filled by in-commuters.

Source: Census LEHD LODES, 2023



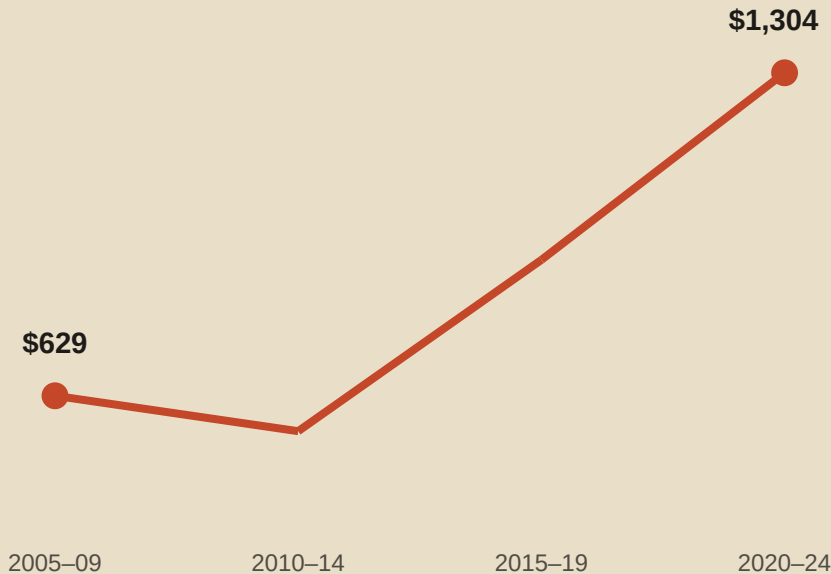
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$1,304

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





THE SEAM

Cross one tract line and median rent jumps \$327.

A \$327 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 203

\$738

TRACT 204

\$1,065



ROOM TO BUILD

The median rent is above what local wages can carry.

\$539–\$809



\$1,304 median

is the monthly rent range local workforce wages support.



BUILDING

50% of the housing here was built before 2000.

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 333 homes here.

0–1

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



HOME VALUE

A median home costs 7% more than Georgia's.

\$325,400

median home value in Colbert.

Colbert



Georgia



U.S.



THAT WAS COLBERT'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/colbert/

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