



Columbus, Georgia.

Current market data.

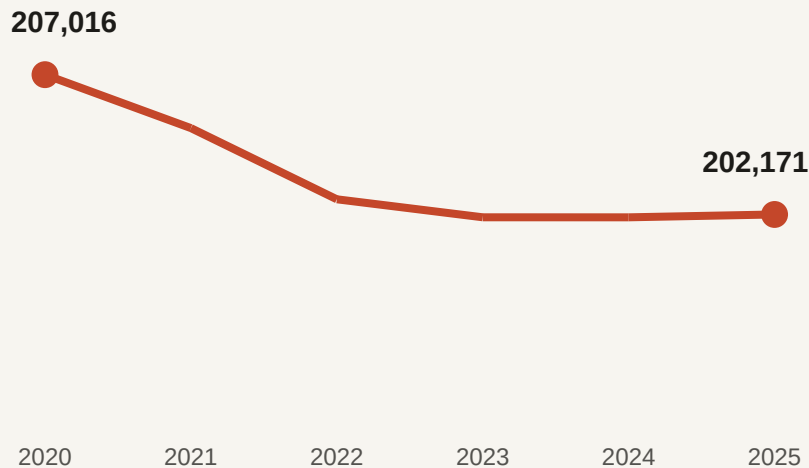
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.3% since 2020.

202,171

people, the 2nd-largest of Georgia's cities and towns.

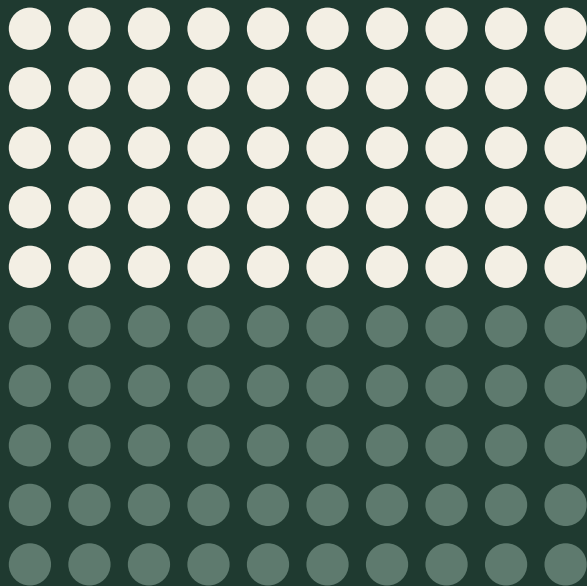


THE WORKDAY

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

50.3%

of 84,654 jobs located in Columbus are filled by in-commuters.



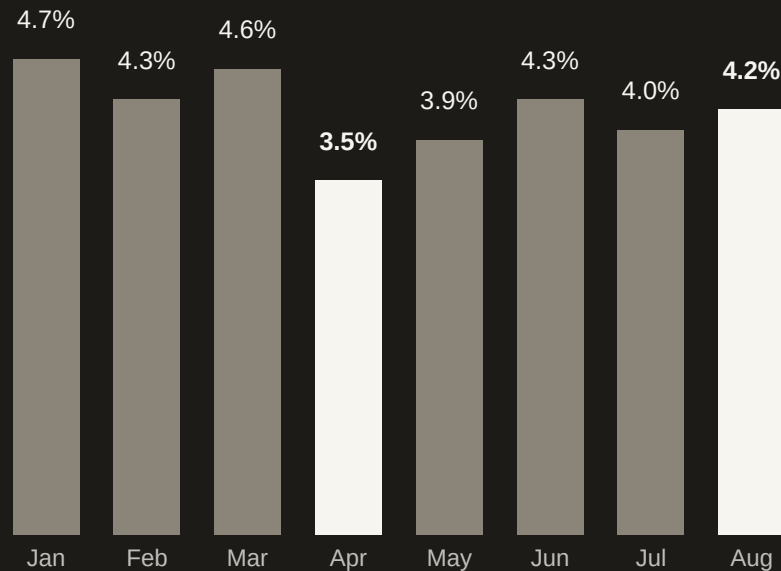
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
3.5%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.4%.

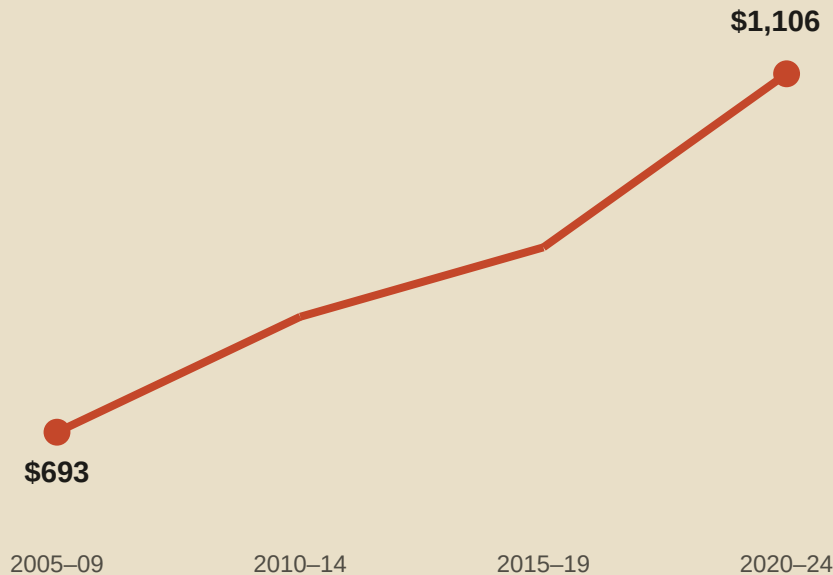


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$1,106

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,340 gap between neighbors, the sharpest rent edge between adjacent tracts in Muscogee County.

TRACT 4

\$1,161

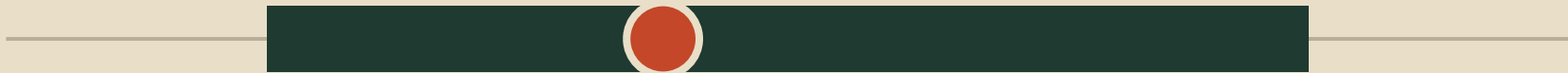
TRACT 103.01

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$929–\$1,394



\$1,106 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

6,115

homes permitted in ten years,
2016–2025

45%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.9% to the 92,031 homes here.

412–847

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



HOME VALUE

A median home costs 36% less than Georgia's.

\$193,900

median home value in Columbus.

Columbus



\$193,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS COLUMBUS'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/columbus/**](https://almanacdata.ai/e/ga/columbus/)

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