



# Cornelia, Georgia.

Current market data.

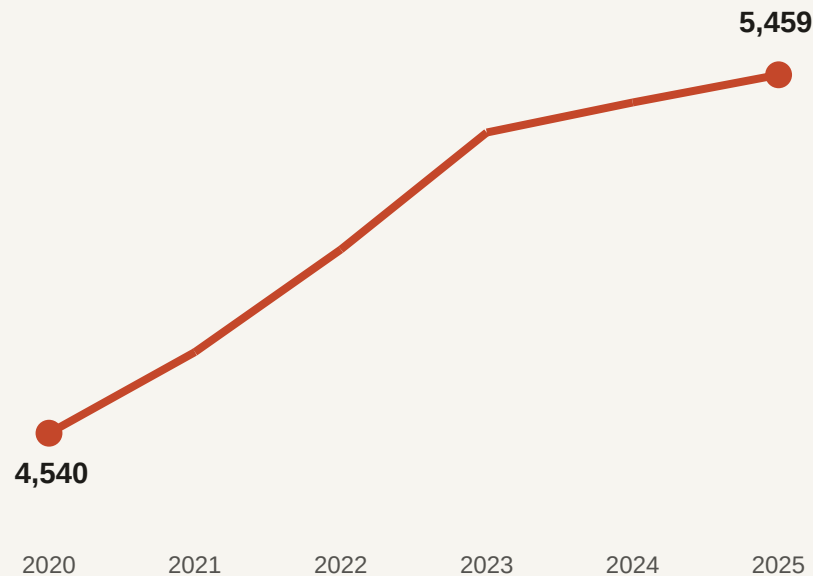
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 20.2% since 2020.

5,459

people, the 138th-largest of Georgia's cities and towns.



THE WORKDAY

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

94.0%

of 4,431 jobs located in Cornelia are filled by in-commuters.



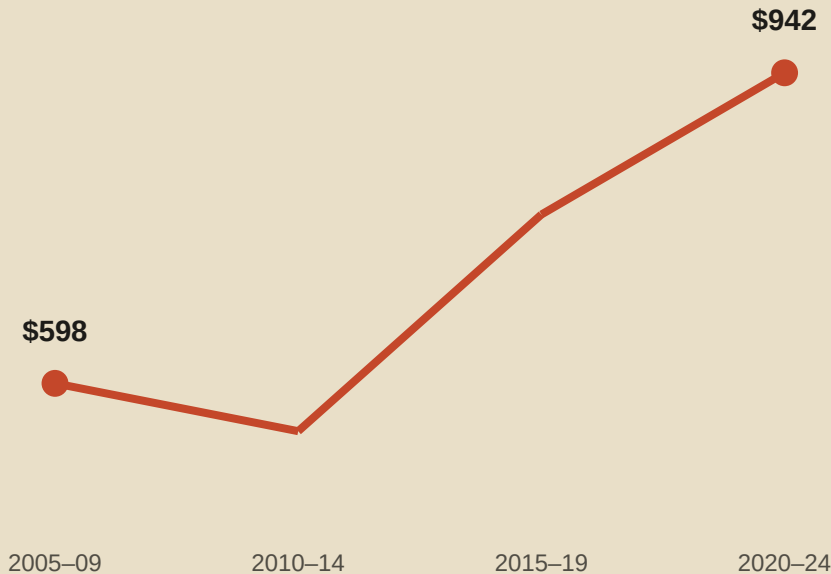
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 58%  
since the 2005–2009  
survey, before inflation.**

**\$942**

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

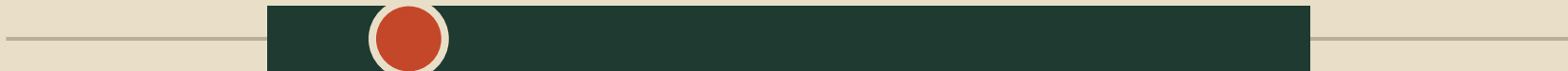
**\$1,130**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$882–\$1,323**



**\$942 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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254

homes permitted, 2022–2025

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52%

of those were in multifamily  
buildings

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76%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.5–2.2% to the 2,025 homes here.**

**10–44**

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



## HOME VALUE

A median home costs 24% less than Georgia's.

**\$231,900**

median home value in Cornelia.

Cornelia



\$231,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS CORNELIA'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/cornelia/](https://almanacdata.ai/e/ga/cornelia/)

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