Cumming, Georgia.

Current market data.

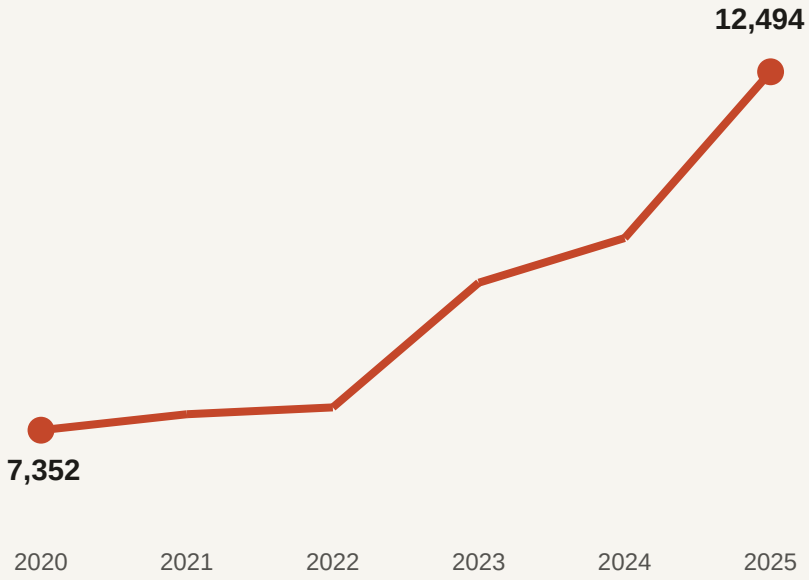
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 69.9% since 2020.

12,494

people, the 93rd-largest of Georgia's cities and towns.



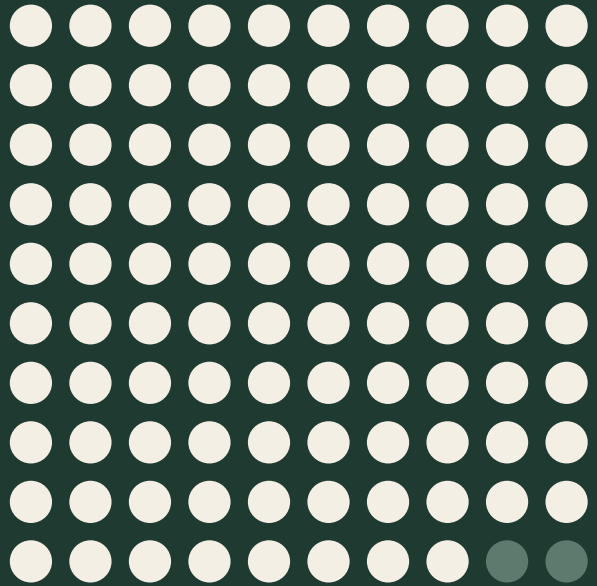
Source: Census Population Estimates, 2025

THE WORKDAY

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

98.0%

of 17,335 jobs located in Cumming are filled by in-commuters.



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

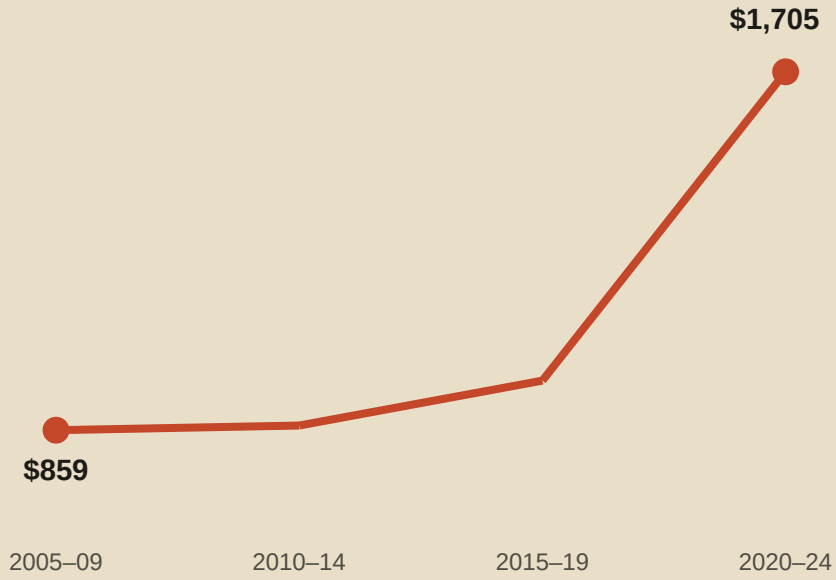
Source: Census LEHD LODES, 2023

RENT

Median rent is up 98% since the 2005–2009 survey, before inflation.

$1,705

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

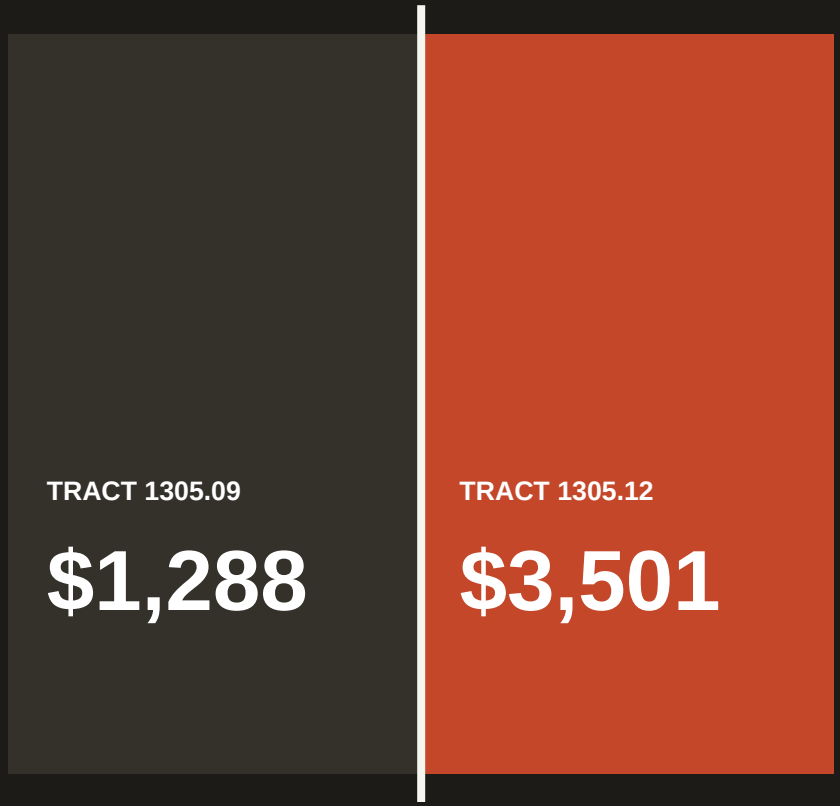


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $2,213 gap between neighbors, the sharpest rent edge between adjacent tracts in Forsyth County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

53% of the housing here was built before 2000.

2,556

homes permitted in ten years, 2016–2025

64%

of those were in multifamily buildings

53%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–6% to the 2,879 homes here.

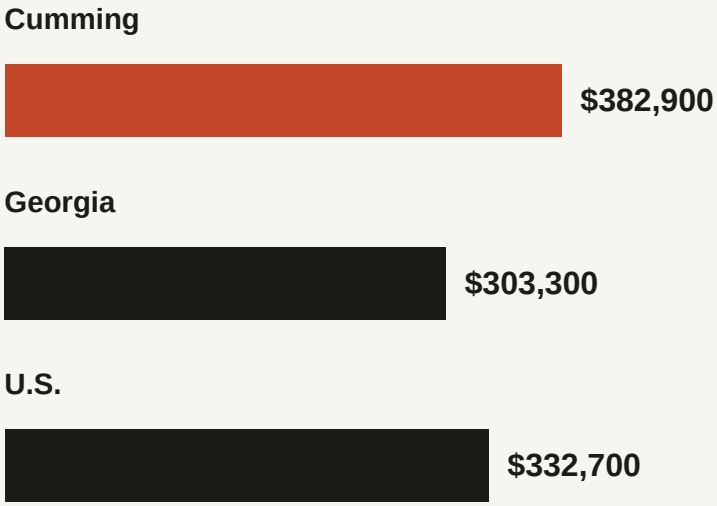
27–173

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 26% more than Georgia's.



$382,900

median home value in Cumming.

Source: Census ACS 5-year, 2020-2024

THAT WAS CUMMING'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/cumming/**