



Duluth, Georgia.

Current market data.

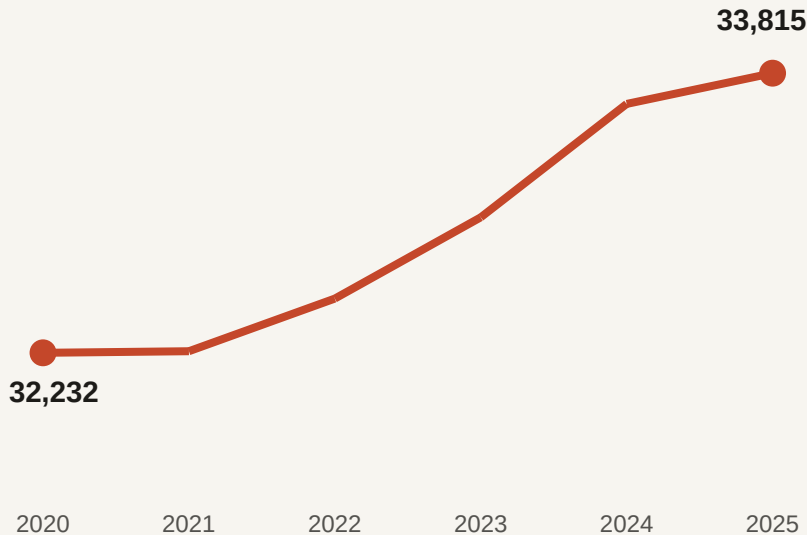
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.9% since 2020.

33,815

people, the 39th-largest of Georgia's cities and towns.



THE WORKDAY

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

95.2%

of 17,482 jobs located in Duluth are filled by in-commuters.



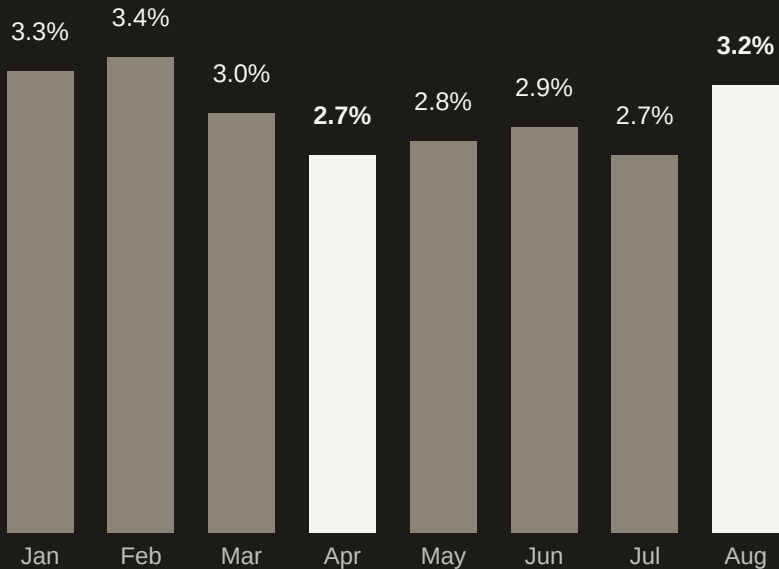
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.7%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.1%.

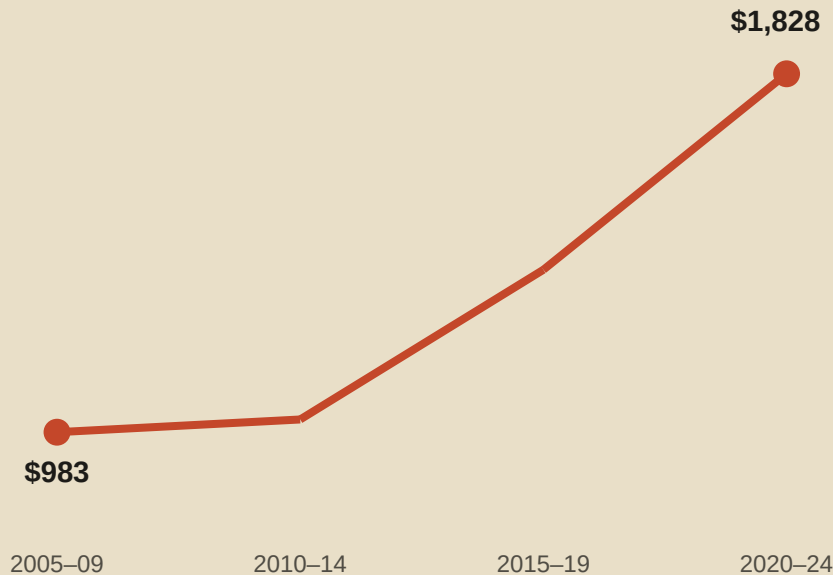


RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,828

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,918 gap between neighbors, the sharpest rent edge between adjacent tracts in Gwinnett County.

TRACT 507.43

\$1,225

TRACT 505.88

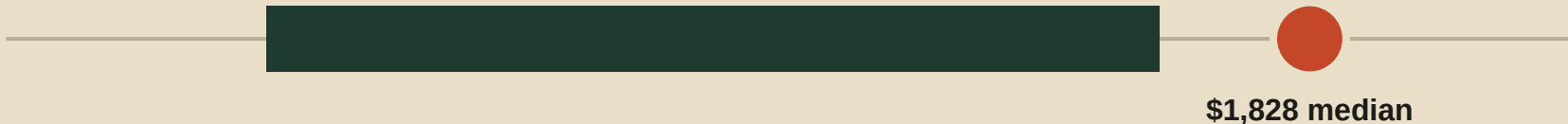
\$3,143



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,154–\$1,731



is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

1,088

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 13,841 homes here.

61–175

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



HOME VALUE

A median home costs 32% more than Georgia's.

\$400,800

median home value in Duluth.

Duluth



Georgia



U.S.



THAT WAS DULUTH'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/duluth/

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