



Dunwoody, Georgia.

Current market data.

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

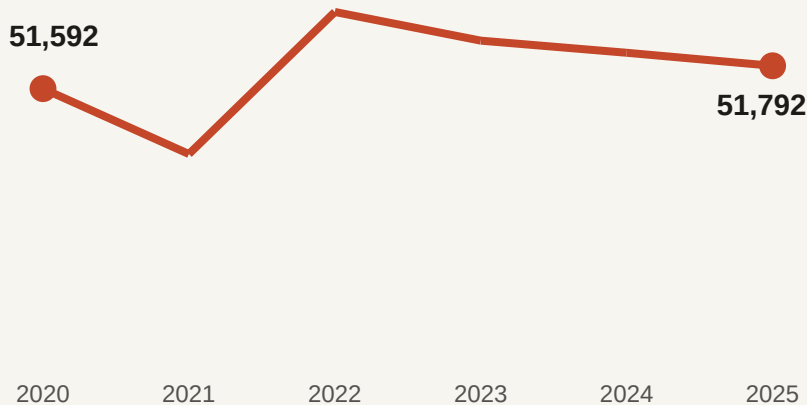


POPULATION

Growing. Up 0.4% since 2020.

51,792

people, the 20th-largest of Georgia's cities and towns.



THE WORKDAY

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

96.3%

of 55,061 jobs located in Dunwoody are filled by
in-commuters.



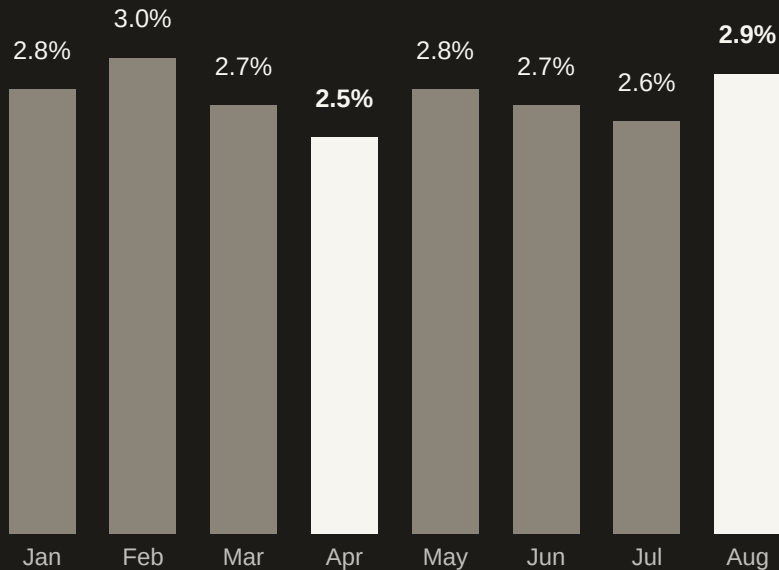
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.5%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.0%.

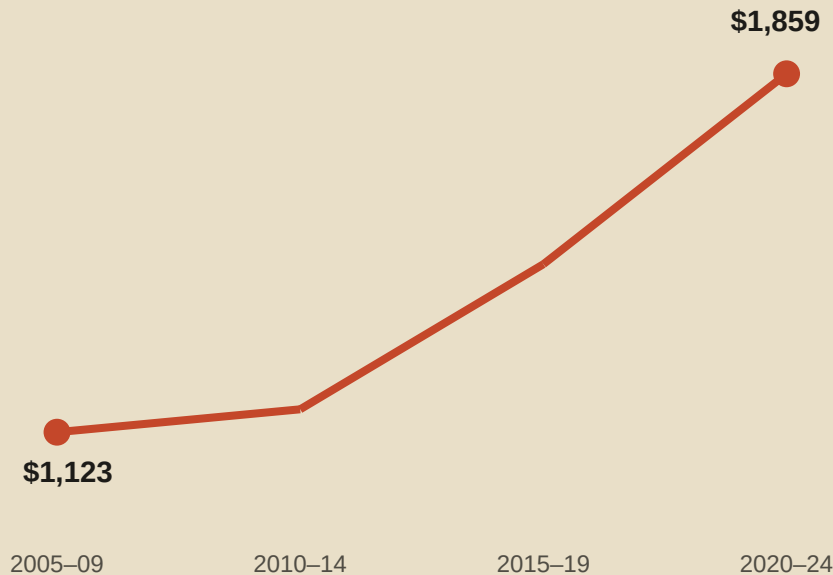


RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$1,859

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,711 gap between neighbors, the sharpest rent edge between adjacent tracts in DeKalb County.

TRACT 212.24

\$1,790

TRACT 212.10

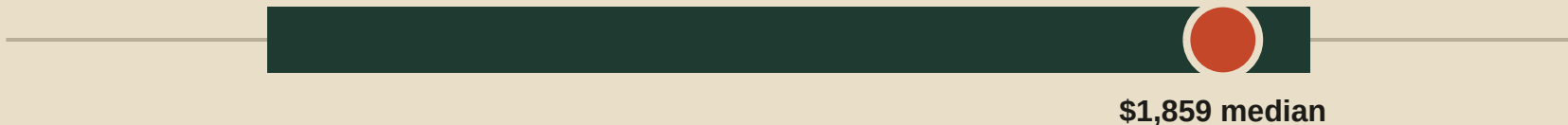
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,275–\$1,912



is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

1,023

homes permitted in ten years,
2016–2025

58%

of those were in multifamily
buildings

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.3% to the 23,491 homes here.

94–551

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



HOME VALUE

**A median home costs 99%
more than Georgia's.**

\$602,900

median home value in Dunwoody.

Dunwoody



\$602,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS DUNWOODY'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/dunwoody/**](https://almanacdata.ai/e/ga/dunwoody/)

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