



Fitzgerald, Georgia.

Current market data.

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

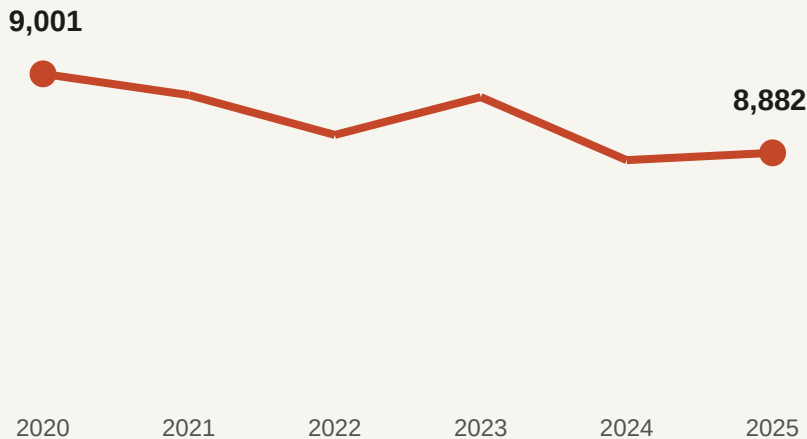


POPULATION

Down 1.3% since 2020.

8,882

people, the 111th-largest of Georgia's cities and towns.

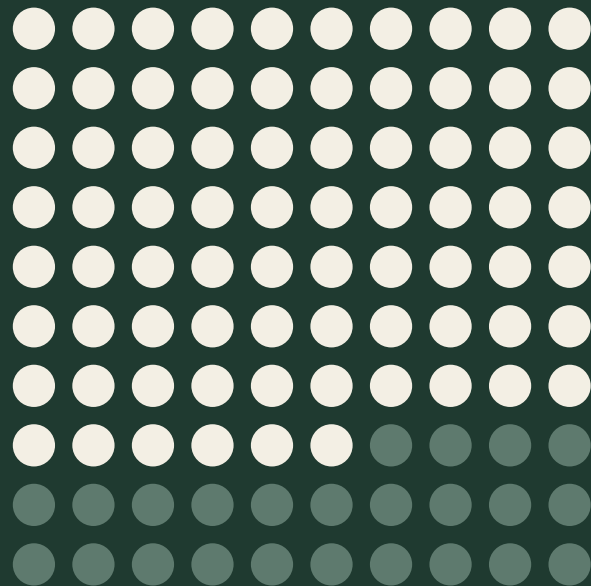


THE WORKDAY

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

76.2%

of 4,152 jobs located in Fitzgerald are filled by in-commuters.



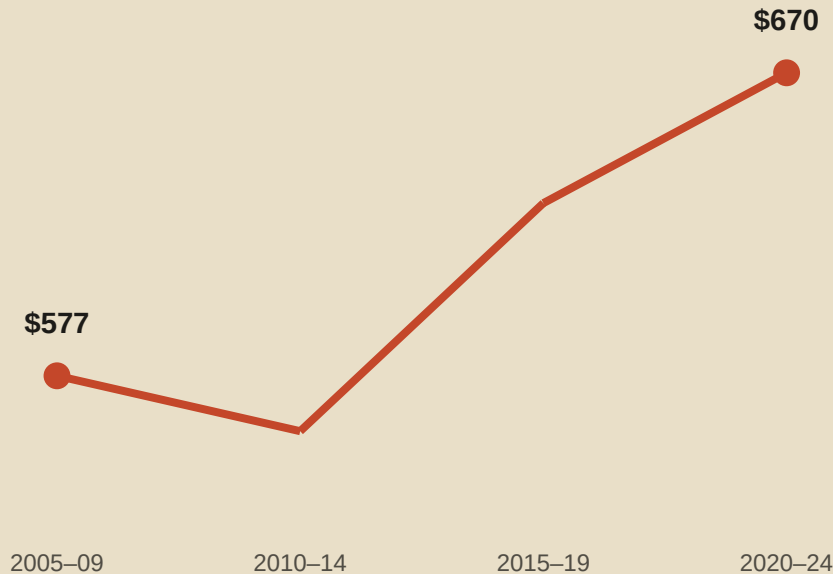
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 16%
since the 2005–2009
survey, before inflation.

\$670

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





THE SEAM

Cross one tract line and median rent jumps \$428.

A \$428 gap between neighbors, the sharpest rent edge between adjacent tracts in Ben Hill County.

TRACT 9604

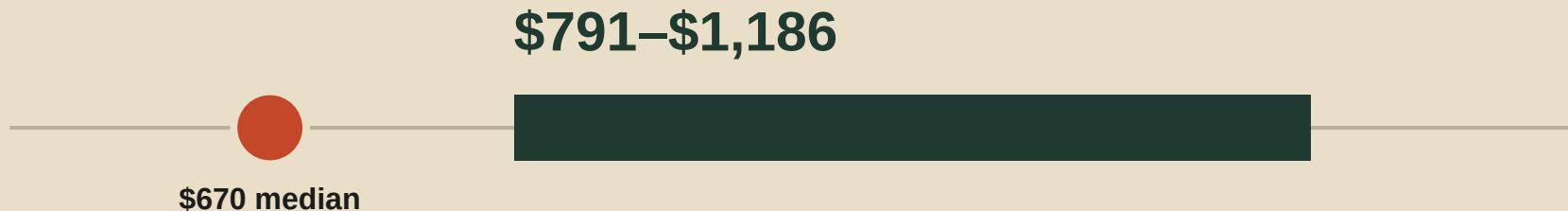
\$638

TRACT 9605.02

\$1,066

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

13

homes permitted, 2022–2025

31%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 4,284 homes here.

17–42

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



HOME VALUE

A median home costs 67% less than Georgia's.

\$99,000

median home value in Fitzgerald.

Fitzgerald



\$99,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS FITZGERALD'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/fitzgerald/

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