Flowery Branch, Georgia.

Current market data.

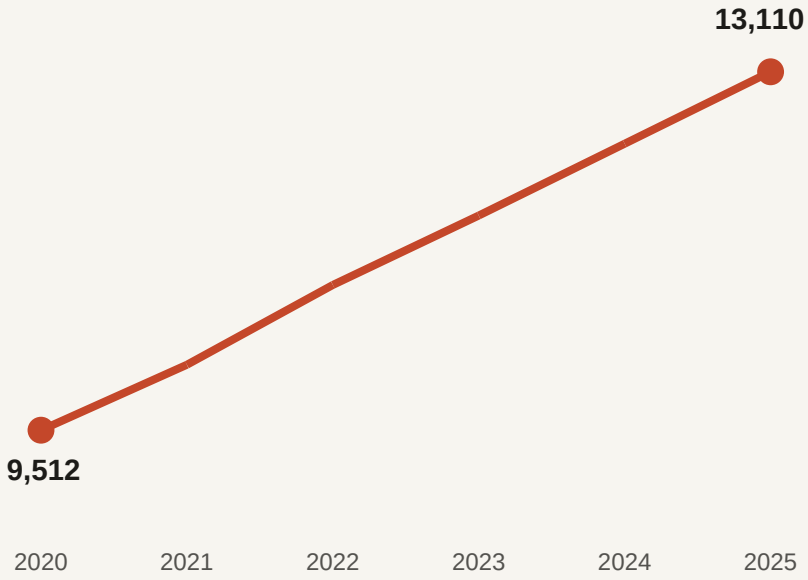
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 37.8% since 2020.

13,110

people, the 91st-largest of Georgia's cities and towns.



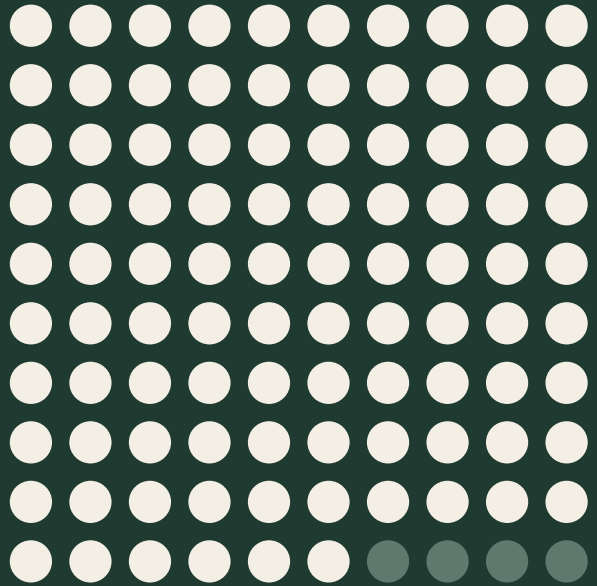
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.7%

of 4,678 jobs located in Flowery Branch are filled by in-commuters.



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

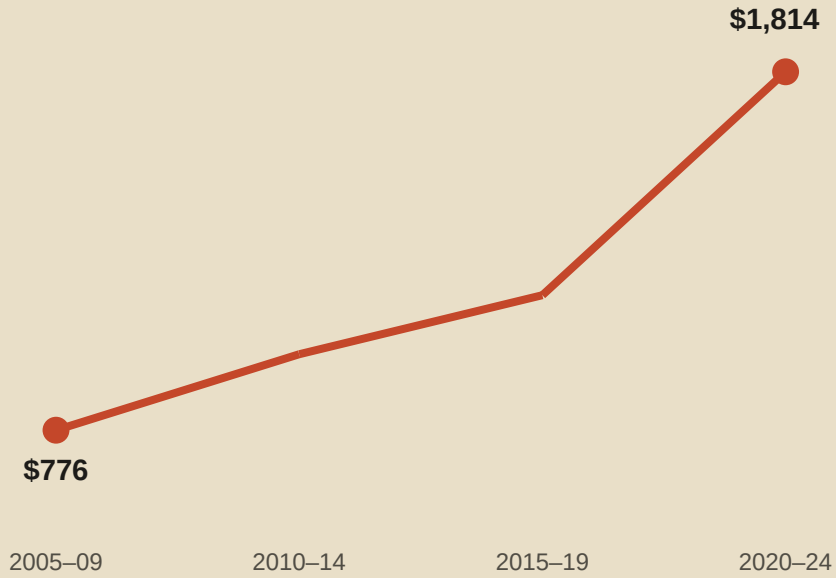
Source: Census LEHD LODES, 2023

RENT

Median rent is up 134% since the 2005–2009 survey, before inflation.

$1,814

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

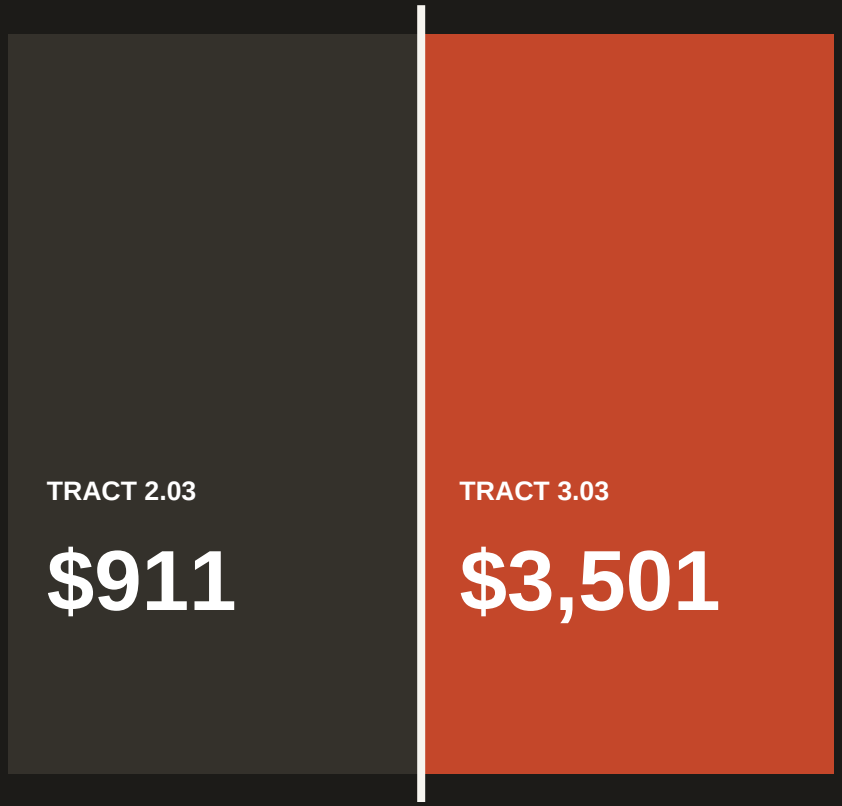


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

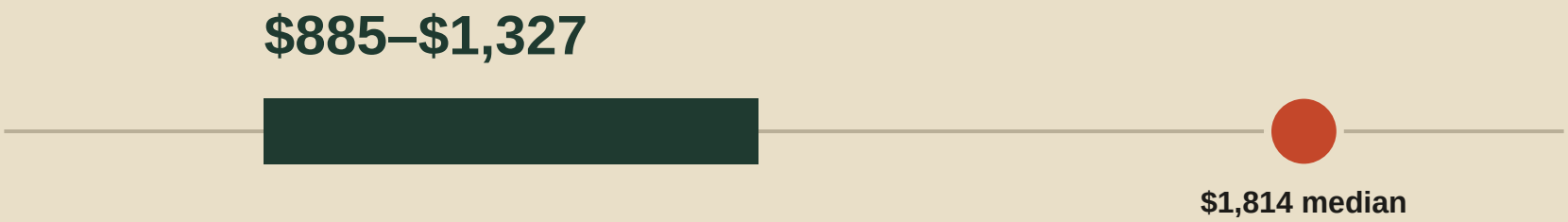
A $2,590 gap between neighbors, the sharpest rent edge between adjacent tracts in Hall County.



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

15% of the housing here was built before 2000.

1,134

homes permitted, 2022–2025

2%

of those were in multifamily buildings

15%

of all homes were built before 2000

Source: Census Building Permits Survey, 2022-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 4,647 homes here.

18–47

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

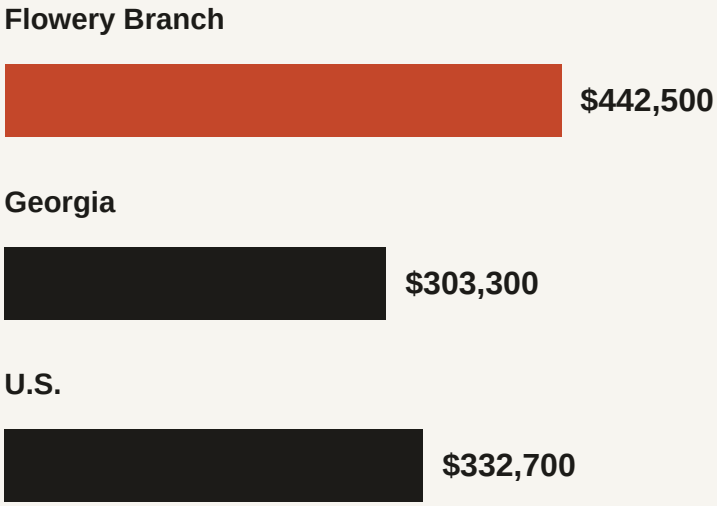
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 46% more than Georgia's.

$442,500

median home value in Flowery Branch.



Source: Census ACS 5-year, 2020-2024

THAT WAS FLOWERY BRANCH'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/flowery-branch/**