



Forsyth, Georgia.

Current market data.

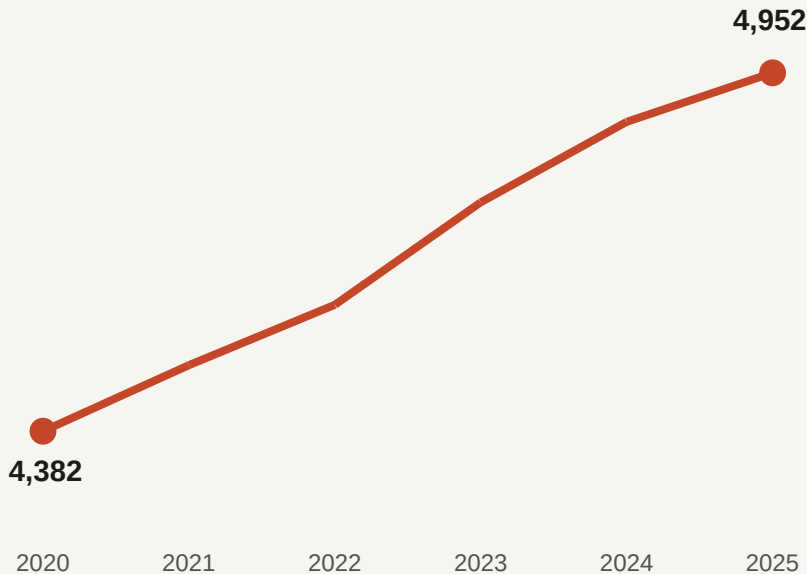
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.0% since 2020.

4,952

people, the 154th-largest of Georgia's cities and towns.



THE WORKDAY

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

93.1%

of 3,279 jobs located in Forsyth are filled by in-commuters.



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

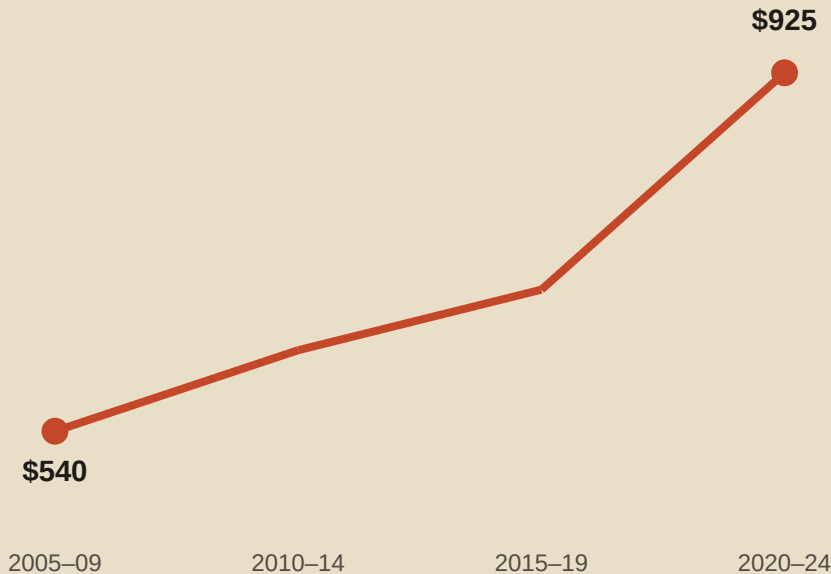


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$925

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





THE SEAM

Cross one tract line and median rent jumps \$52.

A \$52 gap between neighbors, the sharpest rent edge between adjacent tracts in Monroe County.

TRACT 501.01

\$903

TRACT 501.02

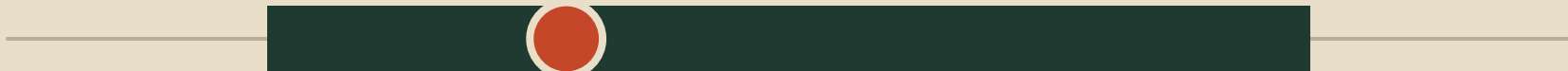
\$955



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$809–\$1,213



\$925 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.5% to the 2,156 homes here.

6–33

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



HOME VALUE

A median home costs 10%
less than Georgia's.

\$274,400

median home value in Forsyth.

Forsyth



\$274,400

Georgia



\$303,300

U.S.



\$332,700

THAT WAS FORSYTH'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/forsyth/**](https://almanacdata.ai/e/ga/forsyth/)

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