



Garden City, Georgia.

Current market data.

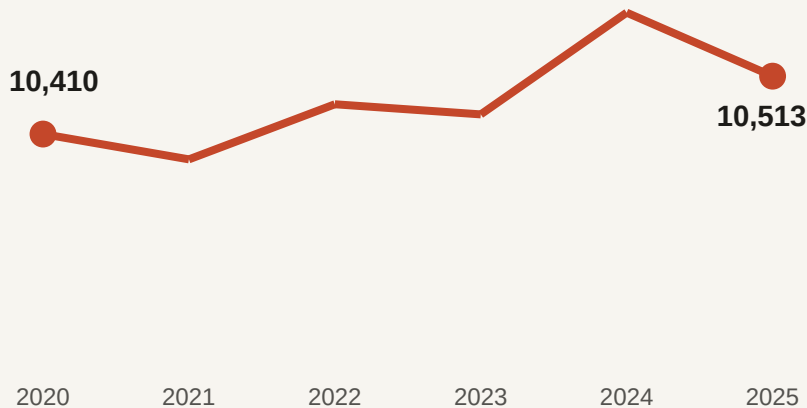
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.0% since 2020.

10,513

people, the 99th-largest of Georgia's cities and towns.



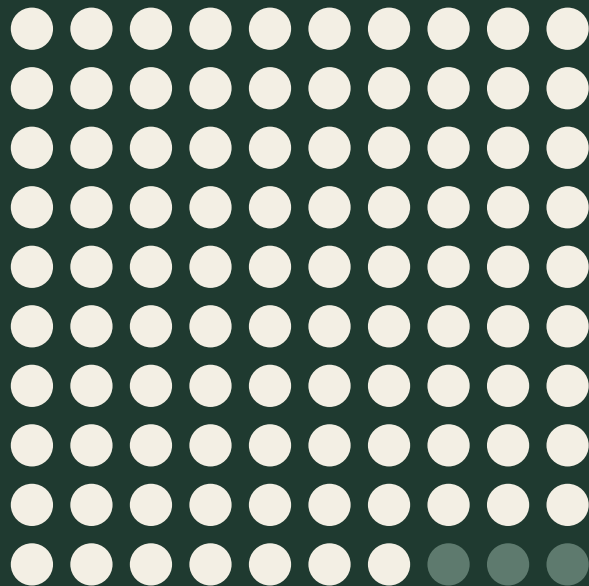
THE WORKDAY

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

96.8%

of 9,919 jobs located in Garden City are filled by
in-commuters.

Source: Census LEHD LODES, 2023



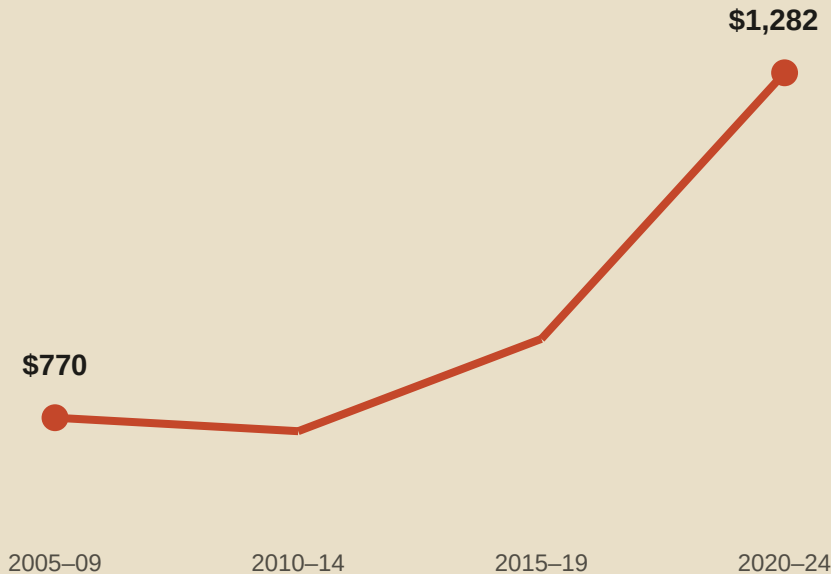
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,282

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,309 gap between neighbors, the sharpest rent edge between adjacent tracts in Chatham County.

TRACT 115

\$1,192

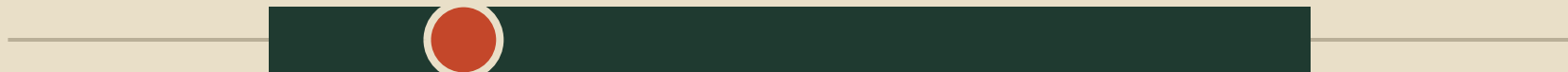
TRACT 110.05

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,172–\$1,759



\$1,282 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

365

homes permitted in ten years,
2016–2025

79%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–2% to the 4,758 homes here.

25–99

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



HOME VALUE

A median home costs 44% less than Georgia's.

\$169,400

median home value in Garden City.

Garden City



\$169,400

Georgia



\$303,300

U.S.



\$332,700

THAT WAS GARDEN CITY'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/garden-city/

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