



Grayson, Georgia.

Current market data.

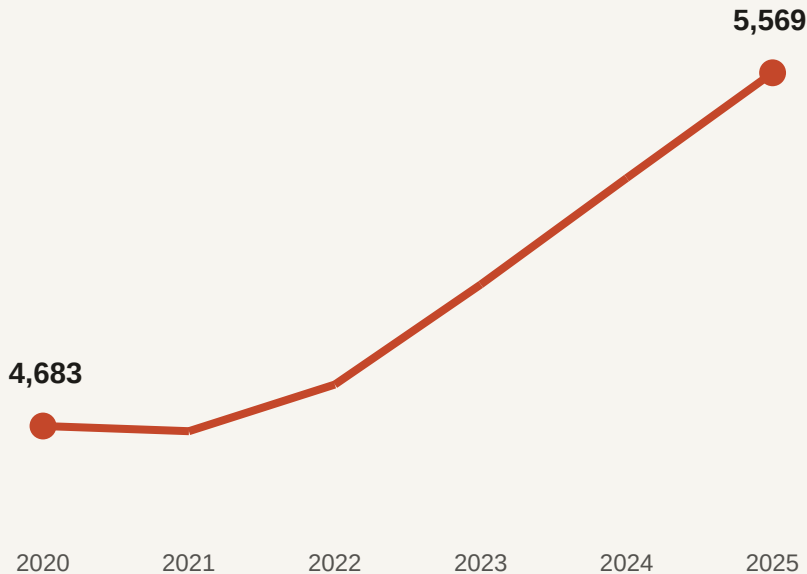
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.9% since 2020.

5,569

people, the 135th-largest of Georgia's cities and towns.



THE WORKDAY

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

98.4%

of 2,434 jobs located in Grayson are filled by in-commuters.



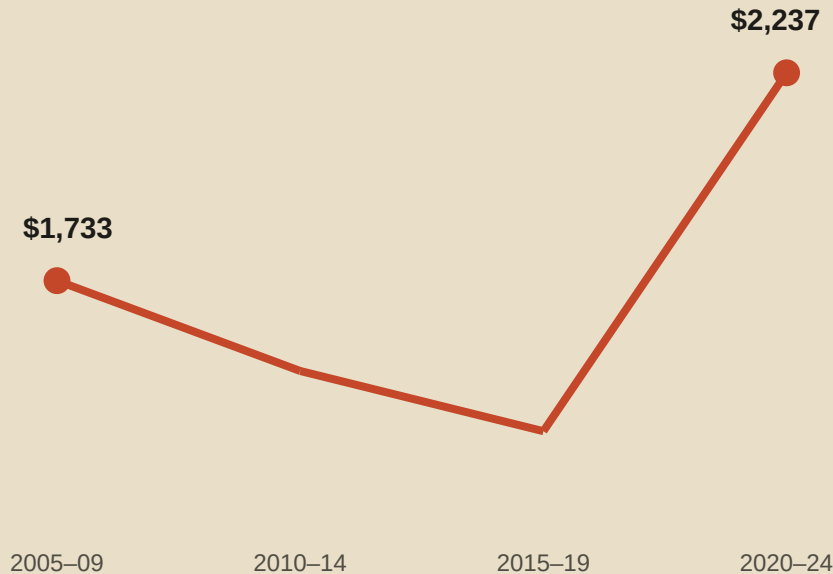
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$2,237

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,918 gap between neighbors, the sharpest rent edge between adjacent tracts in Gwinnett County.

TRACT 507.43

\$1,225

TRACT 505.88

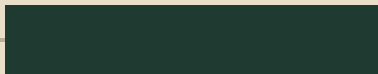
\$3,143



ROOM TO BUILD

The median rent is above what local wages can carry.

\$905–\$1,357



\$2,237 median

is the monthly rent range local workforce wages support.

BUILDING

18% of the housing here was built before 2000.

619

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

18%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–2.1% to the 1,159 homes here.

3–24

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



HOME VALUE

A median home costs 57% more than Georgia's.

\$477,500

median home value in Grayson.

Grayson



\$477,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS GRAYSON'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/grayson/**](https://almanacdata.ai/e/ga/grayson/)

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