



Hagan, Georgia.

Current market data.

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

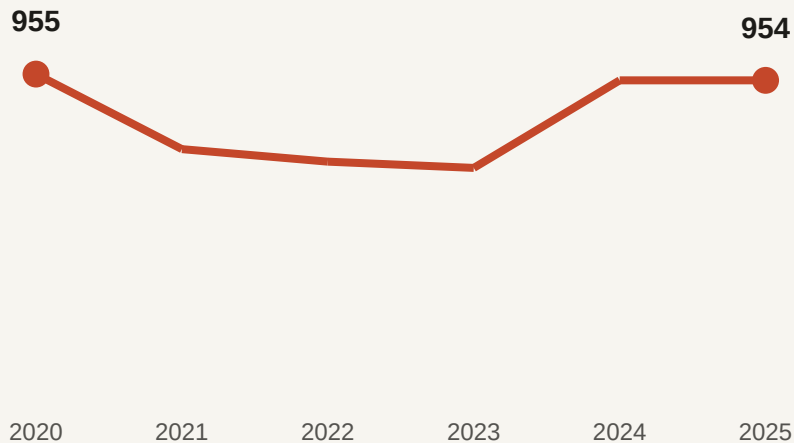


POPULATION

Down 0.1% since 2020.

954

people, the 316th-largest of Georgia's cities and towns.

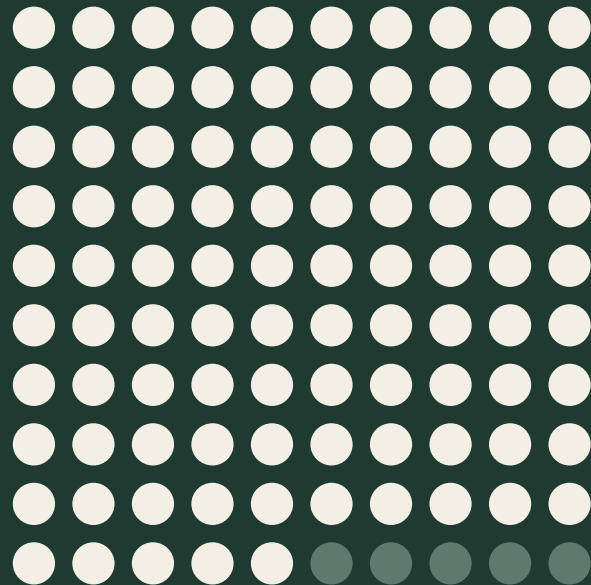


THE WORKDAY

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

95.3%

of 190 jobs located in Hagan are filled by in-commuters.



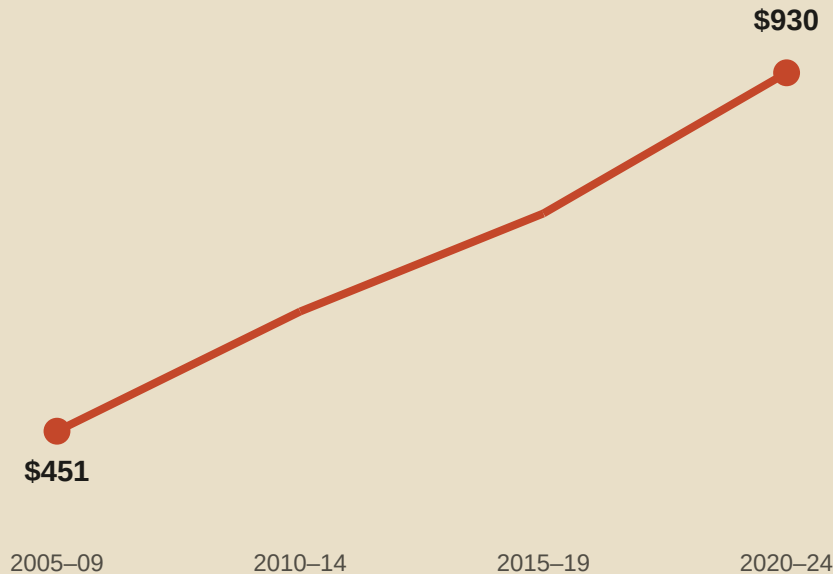
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 106%
since the 2005–2009
survey, before inflation.

\$930

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





THE SEAM

Cross one tract line and median rent jumps \$491.

A \$491 gap between neighbors, the sharpest rent edge between adjacent tracts in Evans County.

TRACT 9703

\$578

TRACT 9701

\$1,069

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.

4

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 534 homes here.

1–2

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



HOME VALUE

A median home costs 54% less than Georgia's.

\$138,900

median home value in Hagan.

Hagan



\$138,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS HAGAN'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/hagan/**](https://almanacdata.ai/e/ga/hagan/)

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