



Helen, Georgia.

Current market data.

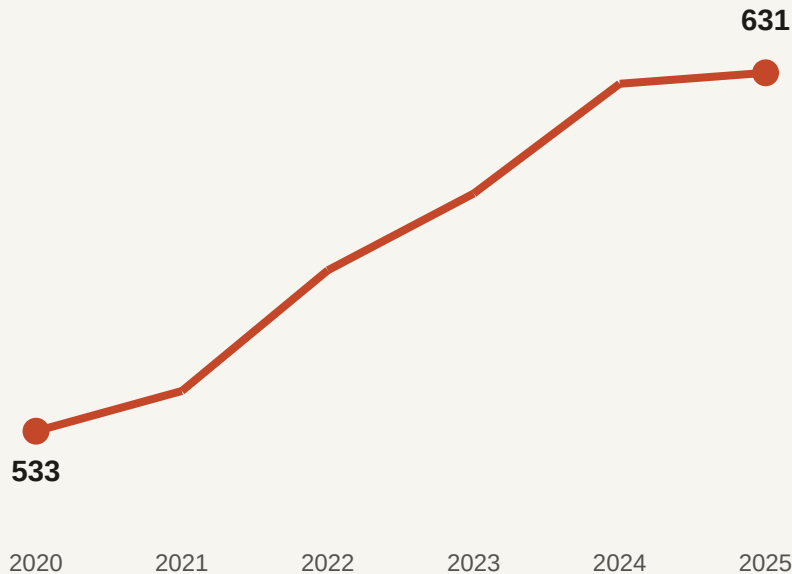
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.4% since 2020.

631

people, the 366th-largest of Georgia's cities and towns.



THE WORKDAY

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

96.8%

of 1,325 jobs located in Helen are filled by in-commuters.



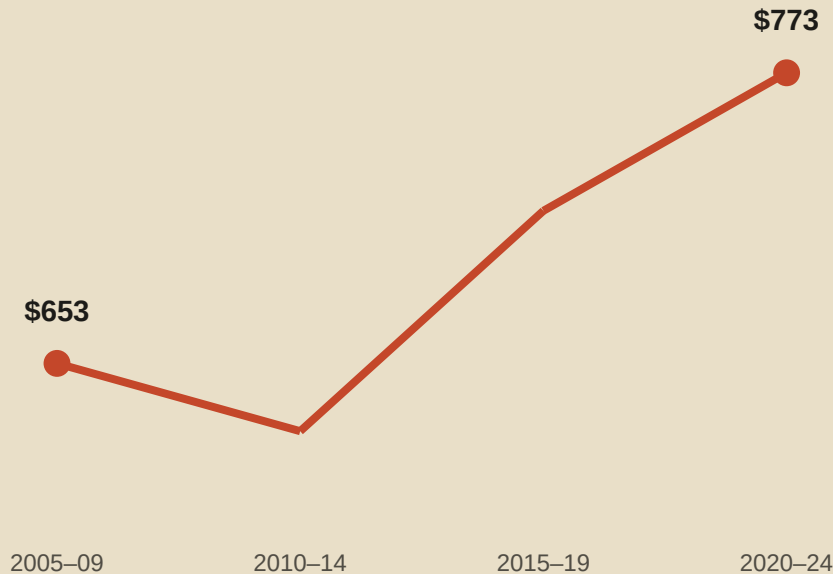
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 18%
since the 2005–2009
survey, before inflation.

\$773

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





THE SEAM

Cross one tract line and median rent jumps \$387.

A \$387 gap between neighbors, the sharpest rent edge between adjacent tracts in White County.

TRACT 9502.05

\$964

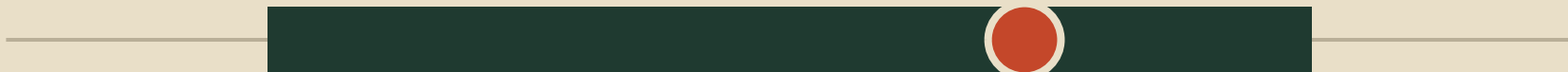
TRACT 9502.04

\$1,351

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$567–\$851



\$773 median

is the monthly rent range local workforce wages support.

BUILDING

49% of the housing here was built before 2000.

105

homes permitted, 2022–2025

64%

of those were in multifamily
buildings

49%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–2% to the 636 homes here.

0–13

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



HOME VALUE

A median home costs 37% more than Georgia's.

\$416,100

median home value in Helen.

Helen



\$416,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS HELEN'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/helen/**](https://almanacdata.ai/e/ga/helen/)

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