Hiawassee, Georgia.

Current market data.

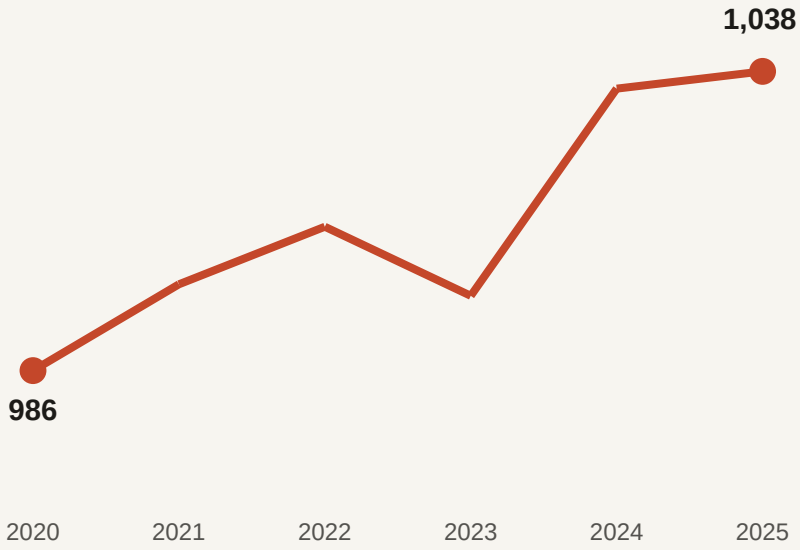
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.3% since 2020.

1,038

people, the 303rd-largest of Georgia's cities and towns.



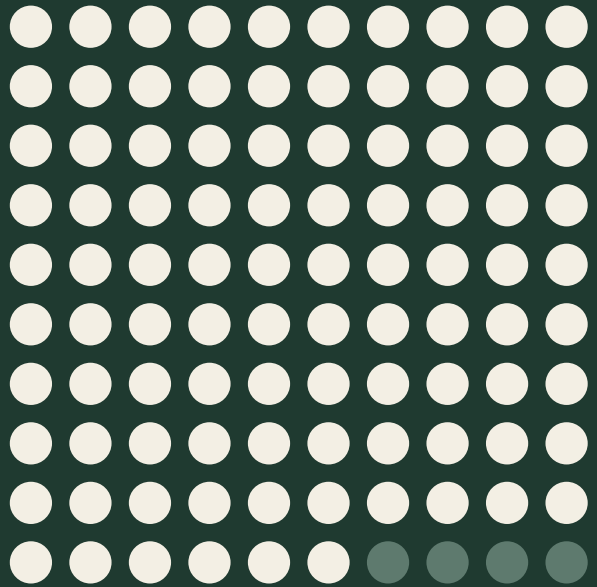
Source: Census Population Estimates, 2025

THE WORKDAY

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

96.3%

of 1,252 jobs located in Hiawassee are filled by in-commuters.



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

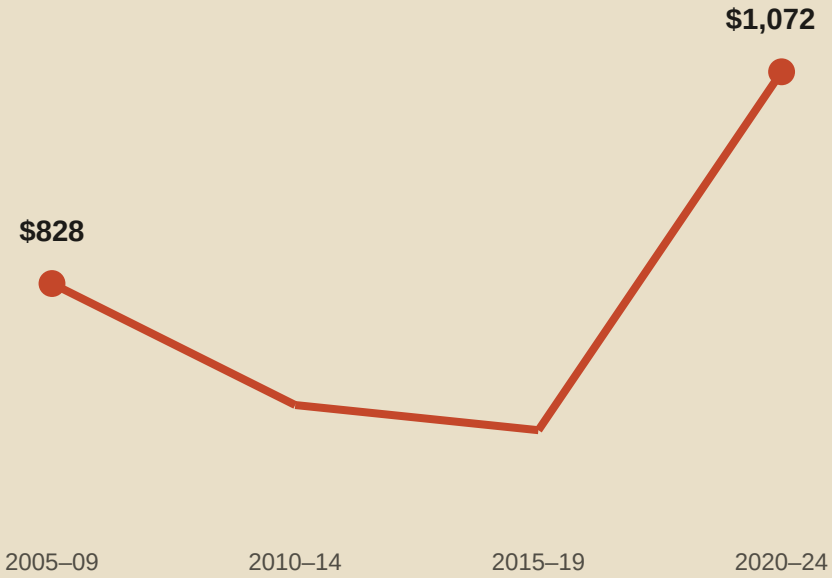
Source: Census LEHD LODES, 2023

RENT

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

$1,072

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

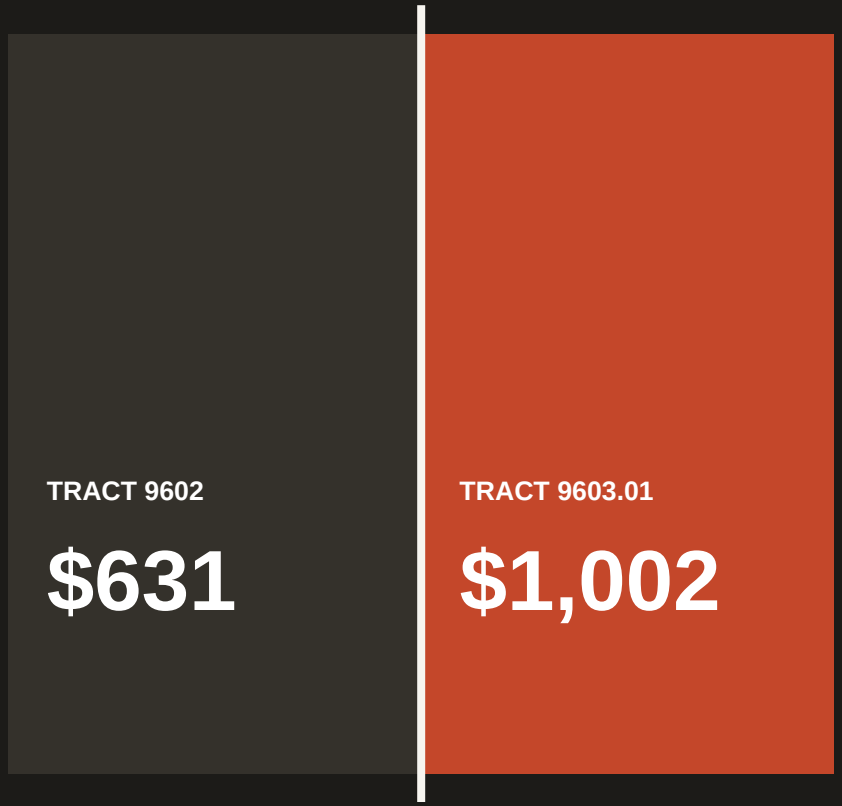


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $371.

A $371 gap between neighbors, the sharpest rent edge between adjacent tracts in Towns County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

70% of the housing here was built before 2000.

40

homes permitted, 2017–2025

5%

of those were in multifamily buildings

70%

of all homes were built before 2000

Source: Census Building Permits Survey, 2017-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–1.6% to the 831 homes here.

1–13

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

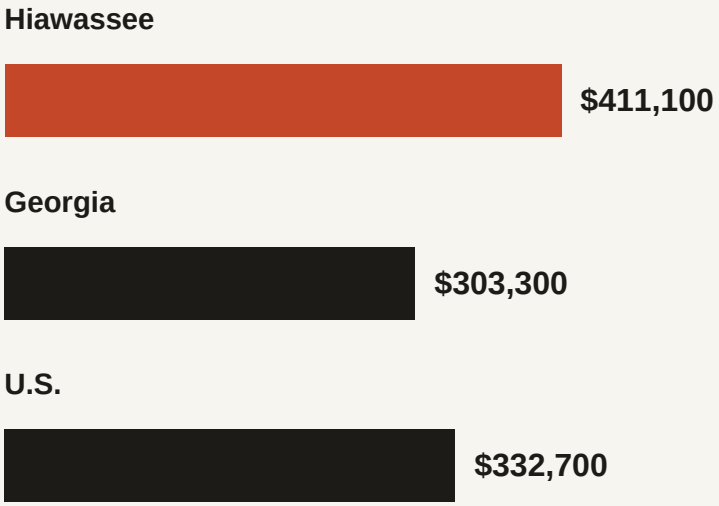
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 36% more than Georgia's.

$411,100

median home value in Hiawassee.



Source: Census ACS 5-year, 2020-2024

THAT WAS HIAWASSEE'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/hiawassee/**