



Higgston, Georgia.

Current market data.

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

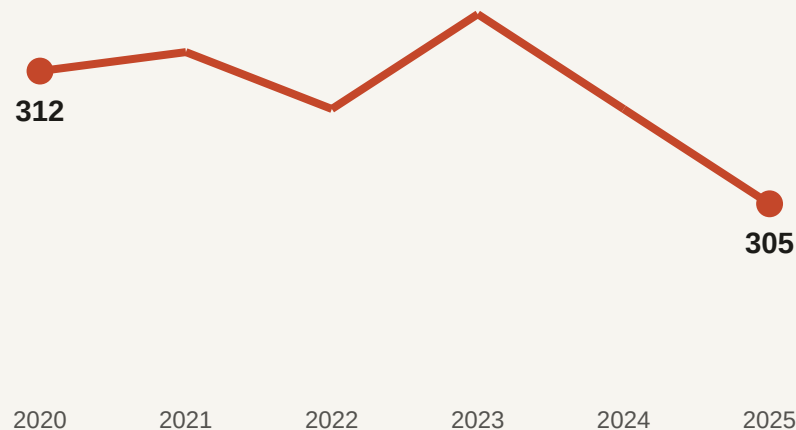


POPULATION

Down 2.2% since 2020.

305

people, the 450th-largest of Georgia's cities and towns.

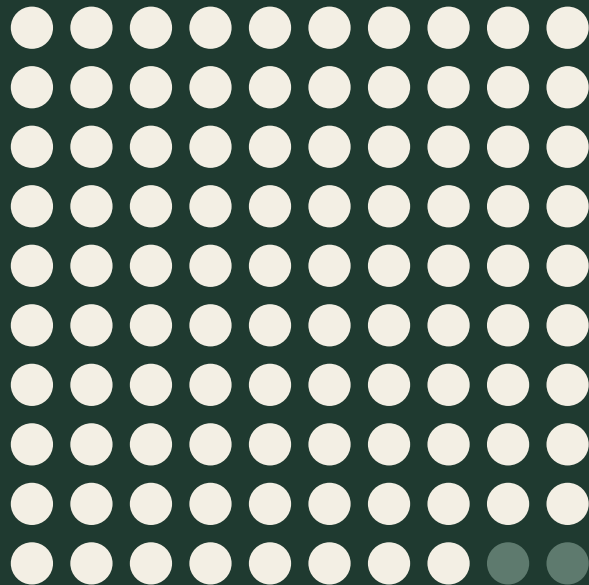


THE WORKDAY

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

97.9%

of 140 jobs located in Higgston are filled by in-commuters.



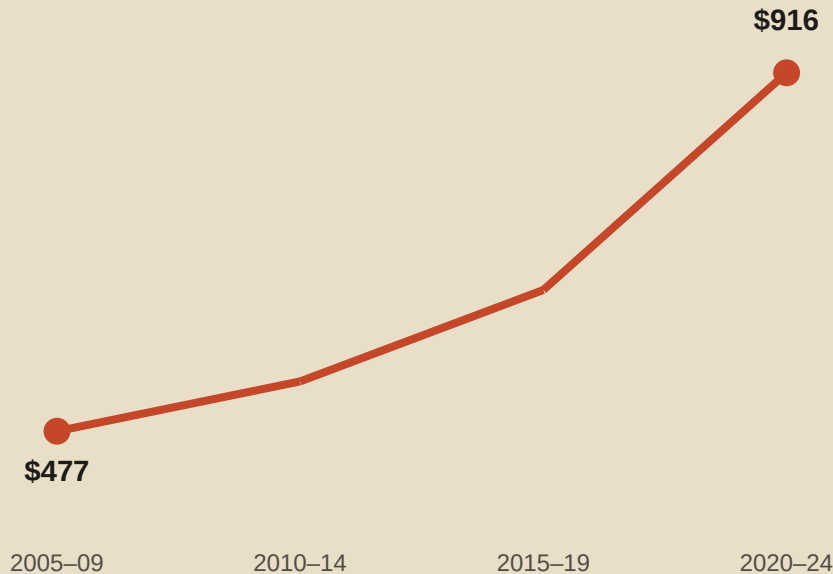
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 92%
since the 2005–2009
survey, before inflation.

\$916

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





THE SEAM

Cross one tract line and median rent jumps \$21.

A \$21 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 9501

\$740

TRACT 9502

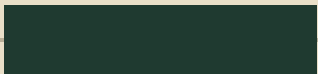
\$761



ROOM TO BUILD

The median rent is above what local wages can carry.

\$332–\$498



\$916 median

is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

0

homes permitted, 2022–2025

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 160 homes here.

0–1

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



HOME VALUE

A median home costs 68% less than Georgia's.

\$96,300

median home value in Higgston.

Higgston



\$96,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS HIGGSTON'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/higgston/**](https://almanacdata.ai/e/ga/higgston/)

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