



Holly Springs, Georgia.

Current market data.

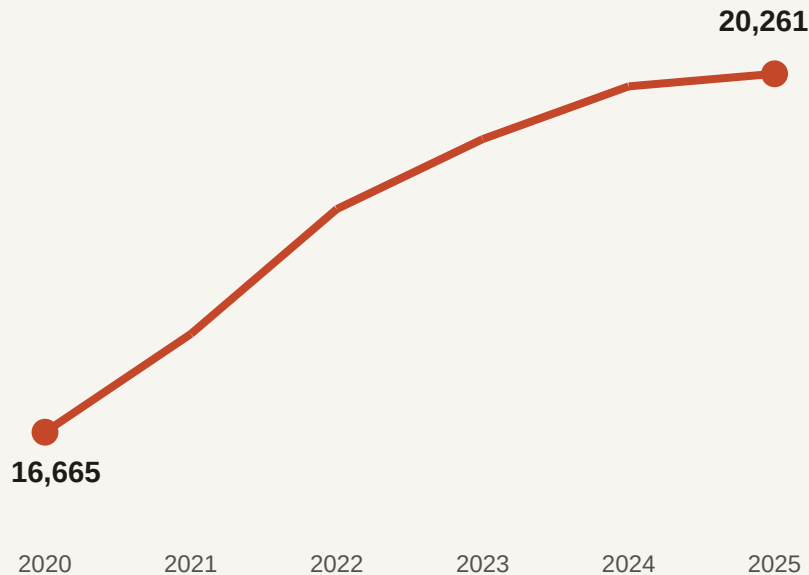
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 21.6% since 2020.

20,261

people, the 61st-largest of Georgia's cities and towns.

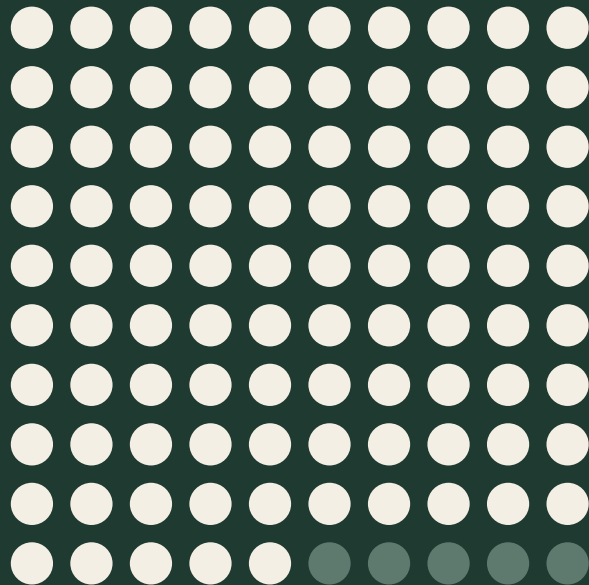


THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

94.8%

of 4,537 jobs located in Holly Springs are filled by in-commuters.



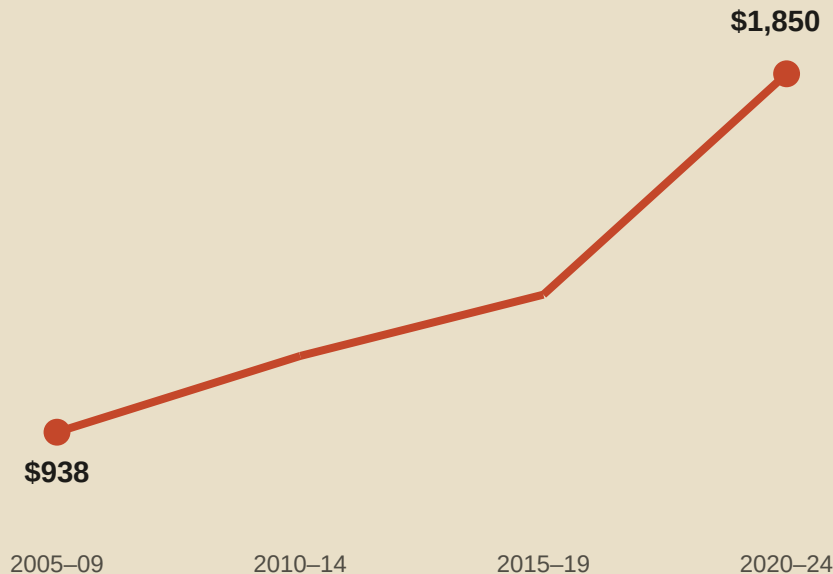
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 97%
since the 2005–2009
survey, before inflation.

\$1,850

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





THE SEAM

Cross one tract line and median rent jumps \$1,140.

A \$1,140 gap between neighbors, the sharpest rent edge between adjacent tracts in Cherokee County.

TRACT 906.03

\$1,398

TRACT 908.08

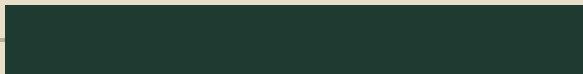
\$2,538



ROOM TO BUILD

The median rent is above what local wages can carry.

\$948–\$1,422



\$1,850 median

is the monthly rent range local workforce wages support.

BUILDING

21% of the housing here was built before 2000.

3,762

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

21%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.6% to the 7,312 homes here.

21–45

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



HOME VALUE

A median home costs 48% more than Georgia's.

\$448,400

median home value in Holly Springs.

Holly Springs



\$448,400

Georgia



\$303,300

U.S.



\$332,700

THAT WAS HOLLY SPRINGS'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/holly-springs/

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