



# Madison, Georgia.

Current market data.

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

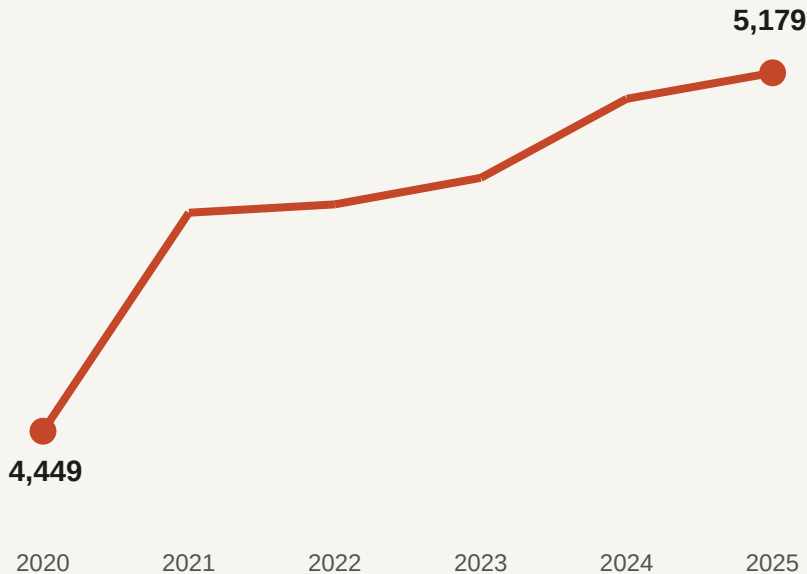


## POPULATION

**Growing. Up 16.4% since  
2020.**

**5,179**

people, the 145th-largest of Georgia's cities and towns.



THE WORKDAY

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

90.9%

of 6,675 jobs located in Madison are filled by in-commuters.



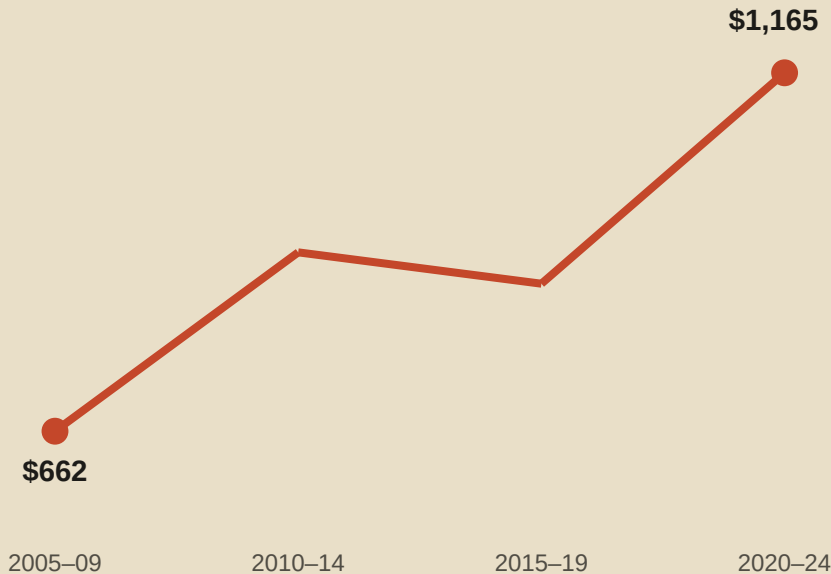
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 76%  
since the 2005–2009  
survey, before inflation.

**\$1,165**

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





## THE SEAM

# Cross one tract line and median rent jumps \$440.

A \$440 gap between neighbors, the sharpest rent edge between adjacent tracts in Morgan County.

TRACT 104

**\$921**

TRACT 103.02

**\$1,361**



## ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$909–\$1,364**



**\$1,165 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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149

homes permitted, 2022–2025

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4%

of those were in multifamily  
buildings

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83%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–2.8% to the 2,405 homes here.**

**10–67**

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



## HOME VALUE

A median home costs 14% more than Georgia's.

**\$347,200**

median home value in Madison.

Madison



\$347,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MADISON'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/madison/\*\*](https://almanacdata.ai/e/ga/madison/)

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