



Manchester, Georgia.

Current market data.

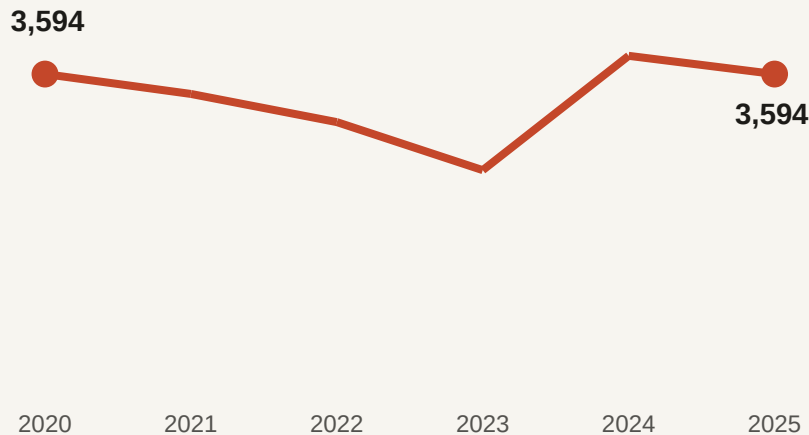
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.0% since 2020.

3,594

people, the 180th-largest of Georgia's cities and towns.

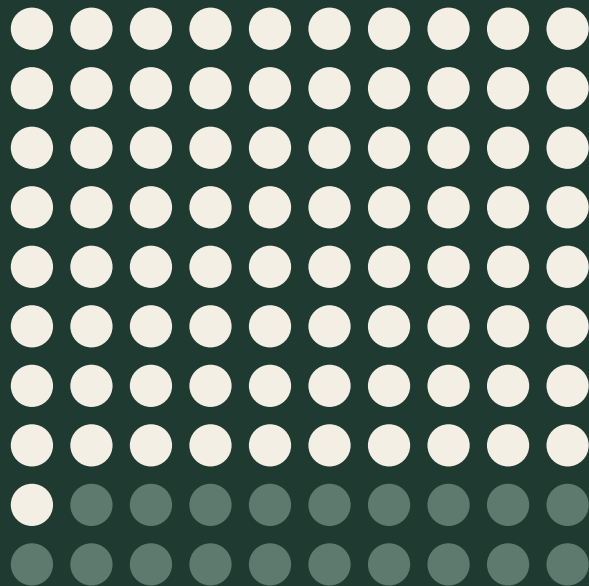


THE WORKDAY

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

80.5%

of 760 jobs located in Manchester are filled by in-commuters.



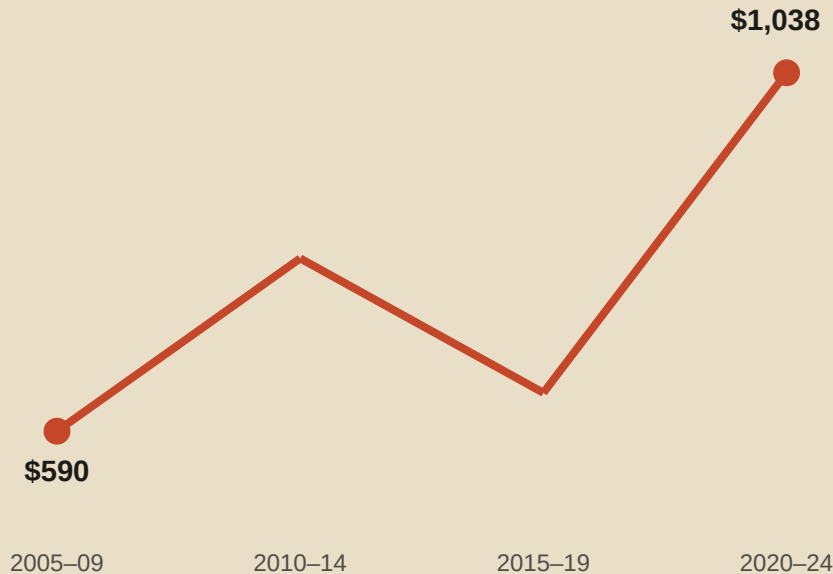
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,038

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





THE SEAM

Cross one tract line and median rent doubles.

A \$681 gap between neighbors, the sharpest rent edge between adjacent tracts in Meriwether County.

TRACT 9708.01

\$598

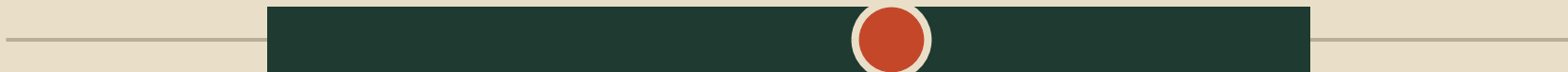
TRACT 9707.01

\$1,279

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$799–\$1,198



\$1,038 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

120

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

96%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.4% to the 1,877 homes here.

5–8

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



HOME VALUE

A median home costs 55% less than Georgia's.

\$135,500

median home value in Manchester.

Manchester



\$135,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MANCHESTER'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/manchester/

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