



McCaysville, Georgia.

Current market data.

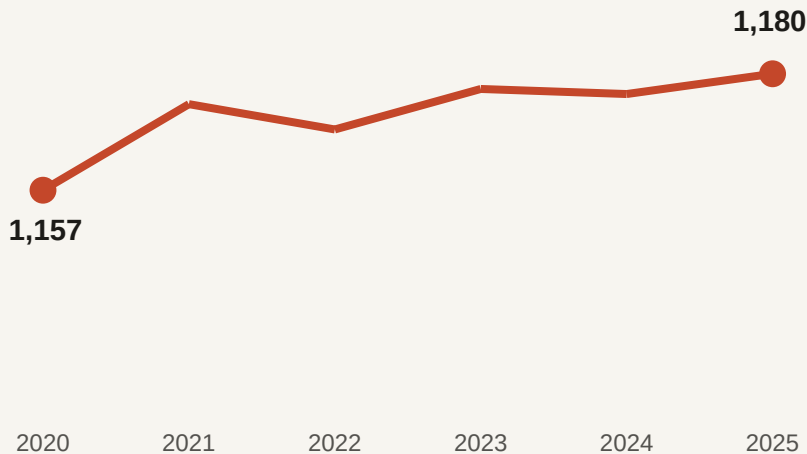
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.0% since 2020.

1,180

people, the 289th-largest of Georgia's cities and towns.

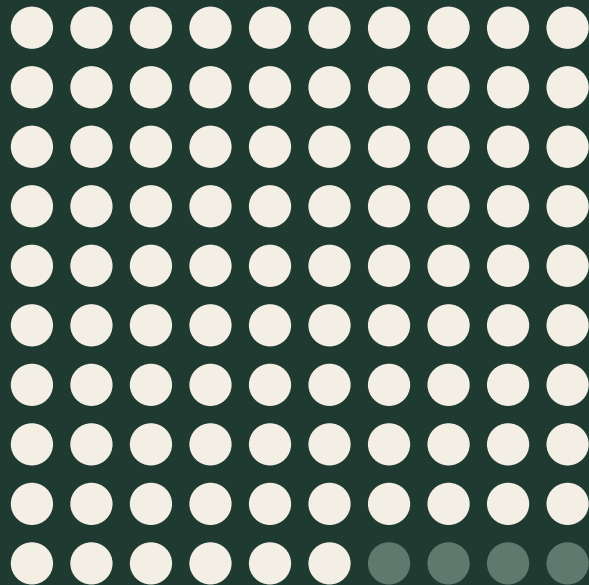


THE WORKDAY

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

96.5%

of 310 jobs located in McCaysville are filled by in-commuters.



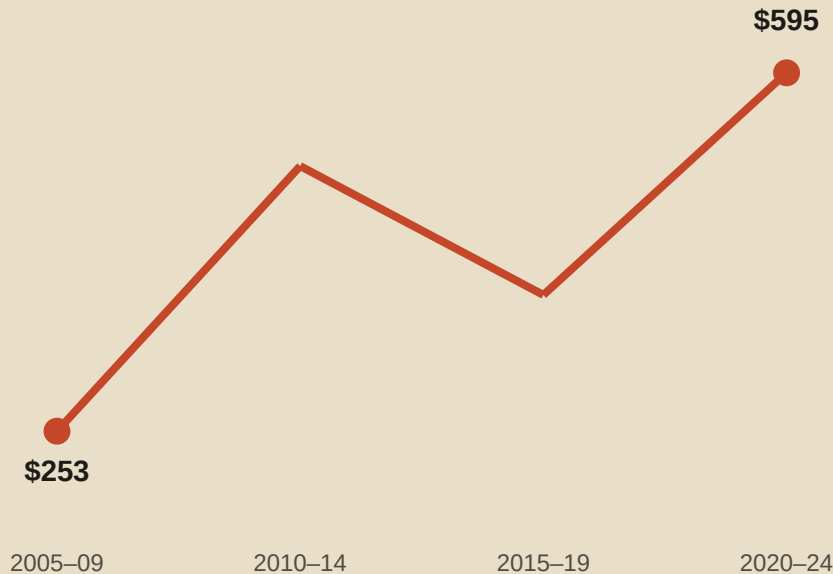
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 135%
since the 2005–2009
survey, before inflation.

\$595

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





THE SEAM

Cross one tract line and median rent jumps \$246.

A \$246 gap between neighbors, the sharpest rent edge between adjacent tracts in Fannin County.

TRACT 504

\$810

TRACT 505

\$1,056

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 818 homes here.

1–3

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



HOME VALUE

A median home costs 60% less than Georgia's.

\$121,900

median home value in McCaysville.

McCaysville



\$121,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MCCAYSVILLE'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/mccaysville/

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