



Meansville, Georgia.

Current market data.

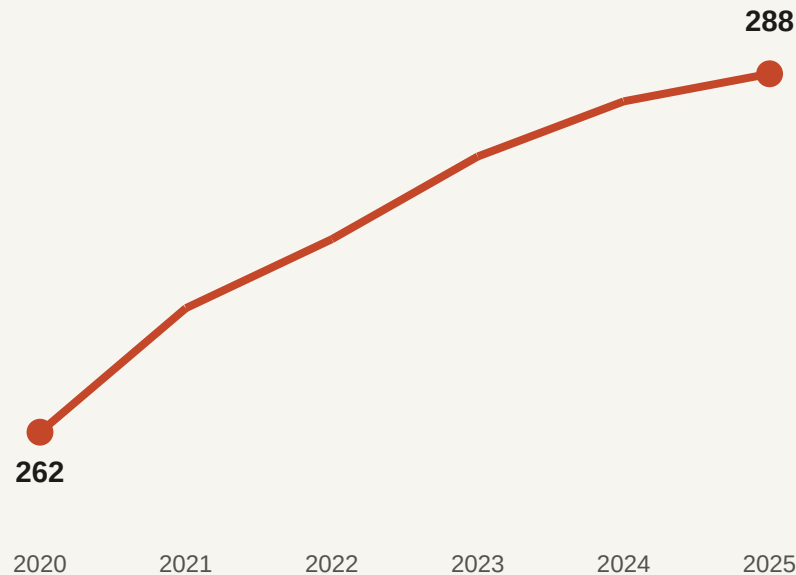
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.9% since 2020.

288

people, the 459th-largest of Georgia's cities and towns.

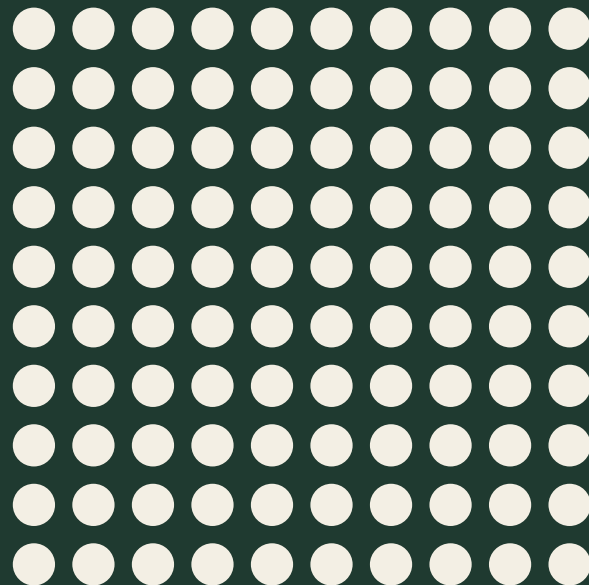


THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 2 jobs located in Meansville are filled by in-commuters.



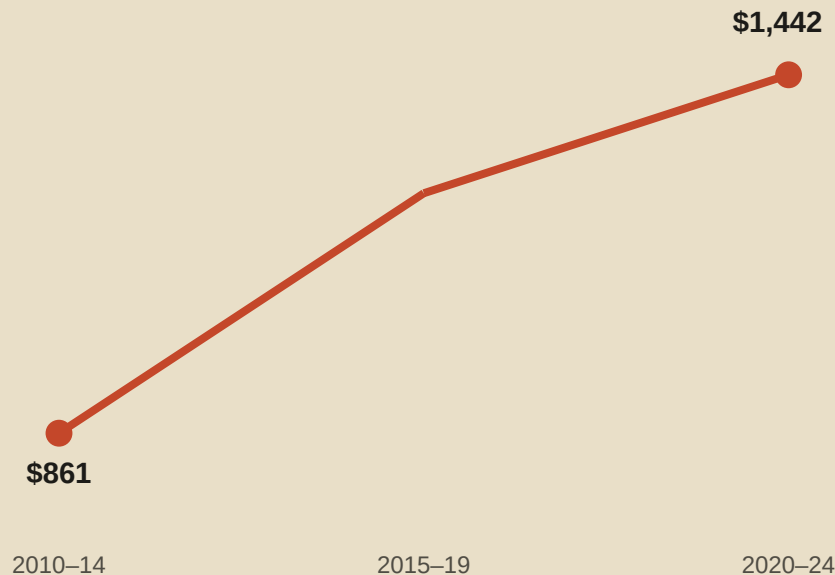
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2010–2014
survey, before inflation.

\$1,442

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





THE SEAM

Cross one tract line and median rent jumps \$475.

A \$475 gap between neighbors, the sharpest rent edge between adjacent tracts in Pike County.

TRACT 104

\$836

TRACT 103

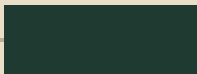
\$1,311



ROOM TO BUILD

The median rent is above what local wages can carry.

\$375–\$563



\$1,442 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2016–2018

96%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 7%
less than Georgia's.

\$281,300

median home value in Meansville.

Meansville



\$281,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MEANSVILLE'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/meansville/**](https://almanacdata.ai/e/ga/meansville/)

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