



Morganton, Georgia.

Current market data.

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

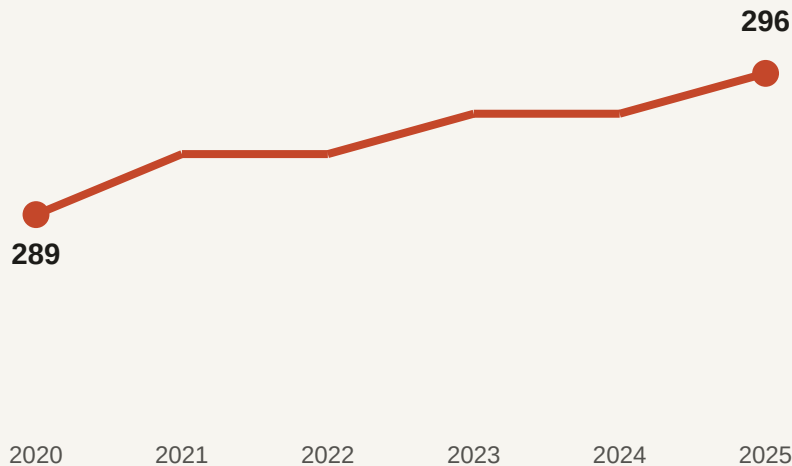


POPULATION

Growing. Up 2.4% since 2020.

296

people, the 453rd-largest of Georgia's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 61 jobs located in Morganton are filled by in-commuters.



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

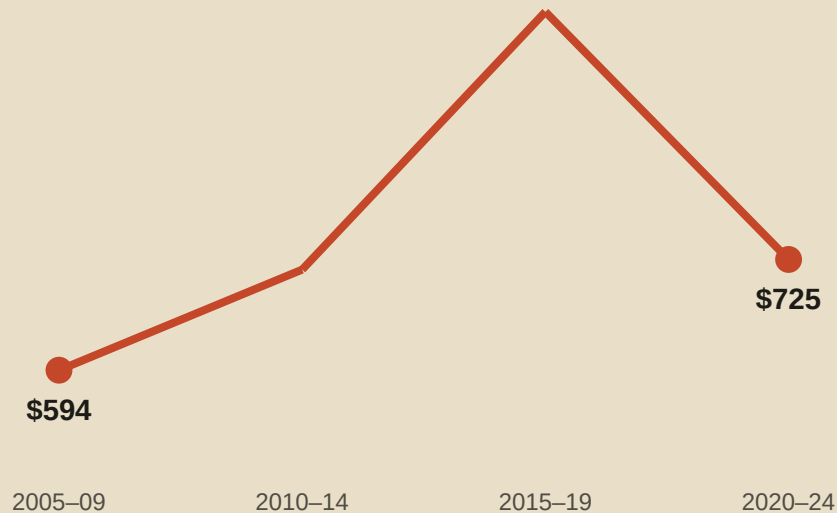


RENT

Median rent is up 22%
since the 2005–2009
survey, before inflation.

\$725

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

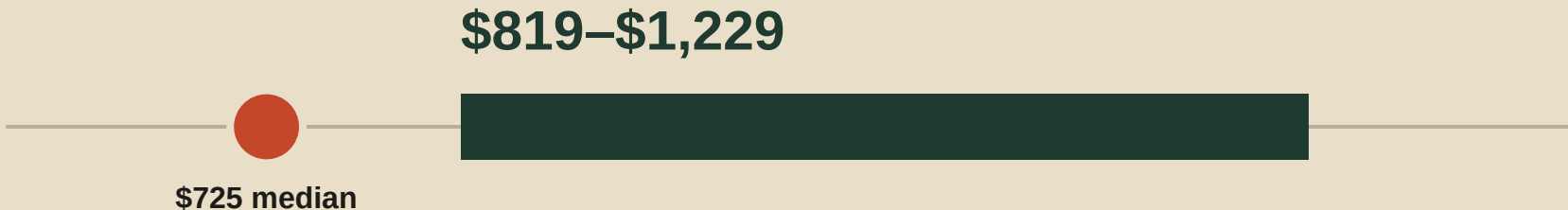
\$810

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.

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.8% to the 124 homes here.

0–1

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



HOME VALUE

A median home costs **13%**
less than Georgia's.

\$263,800

median home value in Morganton.

Morganton



\$263,800

Georgia



\$303,300

U.S.



\$332,700

THAT WAS MORGANTON'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/morganton/

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