



North High Shoals, Georgia.

Current market data.

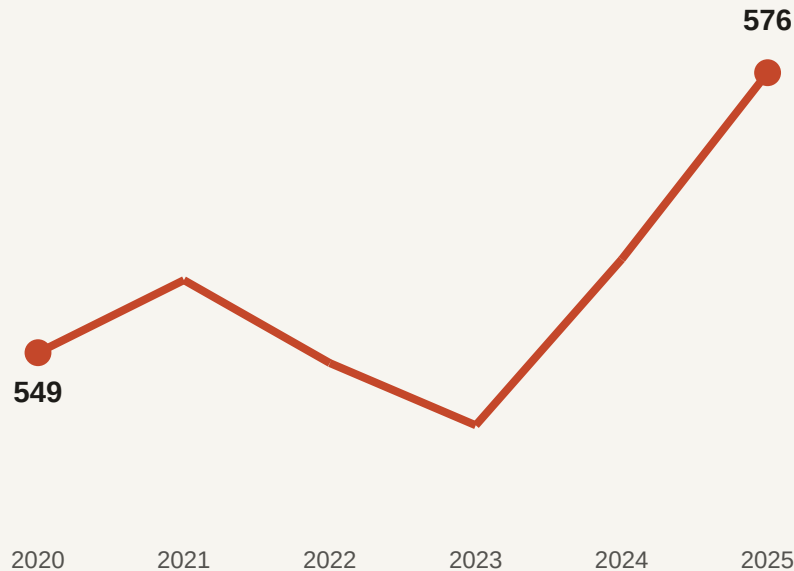
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.9% since 2020.

576

people, the 376th-largest of Georgia's cities and towns.





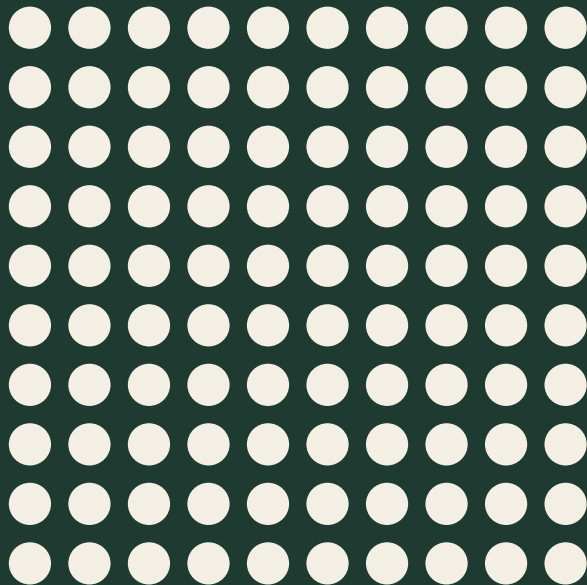
THE WORKDAY

**Every job here goes to
someone who lives
somewhere else.**

100.0%

of 77 jobs located in North High Shoals are filled by
in-commuters.

Source: Census LEHD LODES, 2023



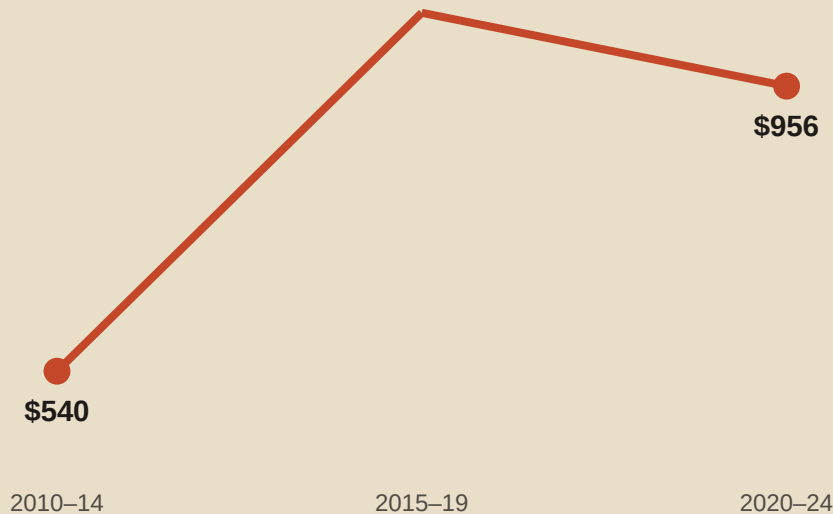
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 77%
since the 2010–2014
survey, before inflation.

\$956

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





THE SEAM

Cross one tract line and median rent jumps \$758.

A \$758 gap between neighbors, the sharpest rent edge between adjacent tracts in Oconee County.

TRACT 302.02

\$1,420

TRACT 301.04

\$2,178

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.

9

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 223 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 24% more than Georgia's.

\$375,600

median home value in North High Shoals.

North High Shoals



\$375,600

Georgia



\$303,300

U.S.



\$332,700

THAT WAS NORTH HIGH SHOALS'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/north-high-shoals/**](https://almanacdata.ai/e/ga/north-high-shoals/)

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