



Oakwood, Georgia.

Current market data.

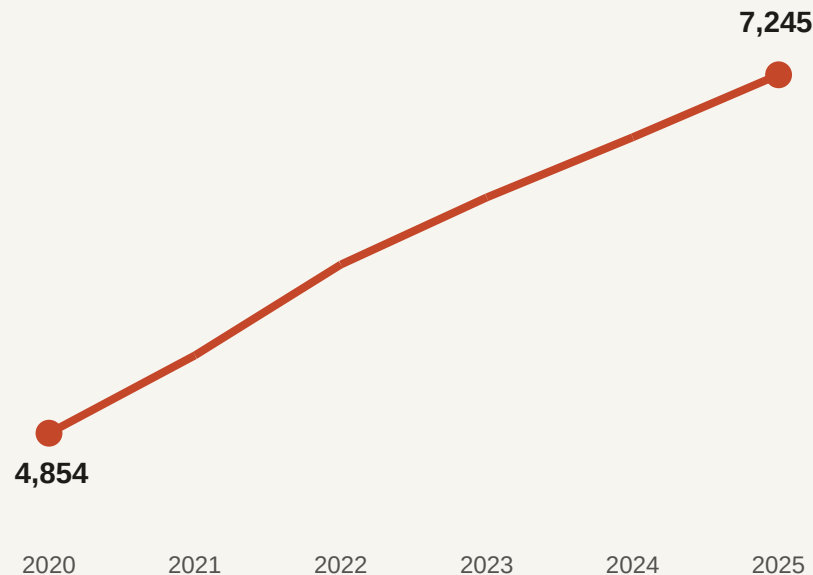
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 49.3% since 2020.

7,245

people, the 120th-largest of Georgia's cities and towns.



THE WORKDAY

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

97.6%

of 8,274 jobs located in Oakwood are filled by in-commuters.



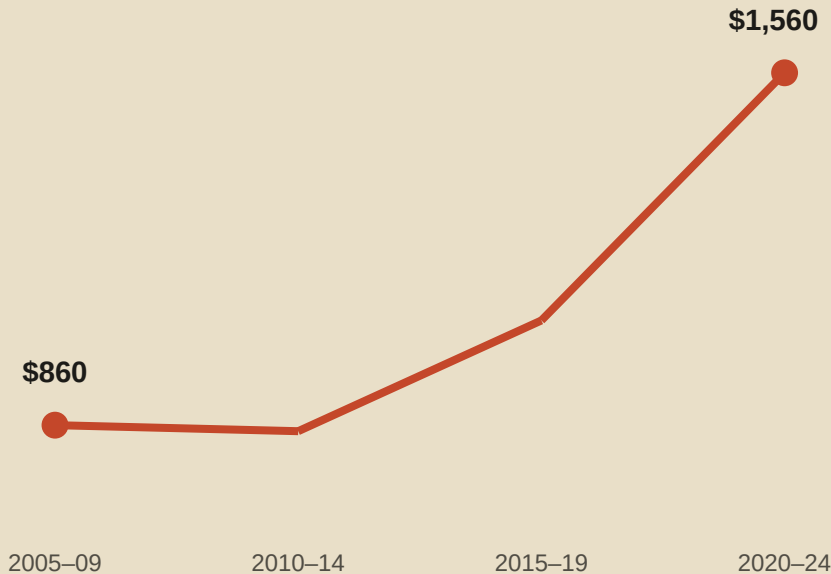
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$1,560

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,590 gap between neighbors, the sharpest rent edge between adjacent tracts in Hall County.

TRACT 2.03

\$911

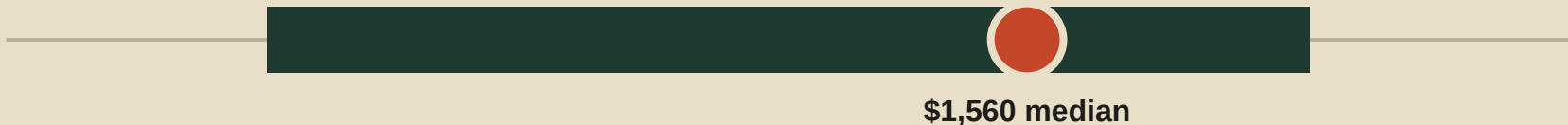
TRACT 3.03

\$3,501

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,143–\$1,715



is the monthly rent range local workforce wages support.

BUILDING

41% of the housing here was built before 2000.

883

homes permitted, 2022–2025

49%

of those were in multifamily
buildings

41%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1–3% to the 2,477 homes here.

17–83

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



HOME VALUE

A median home costs 1% more than Georgia's.

\$306,700

median home value in Oakwood.

Oakwood



Georgia



U.S.



THAT WAS OAKWOOD'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/oakwood/**](https://almanacdata.ai/e/ga/oakwood/)

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