



Rincon, Georgia.

Current market data.

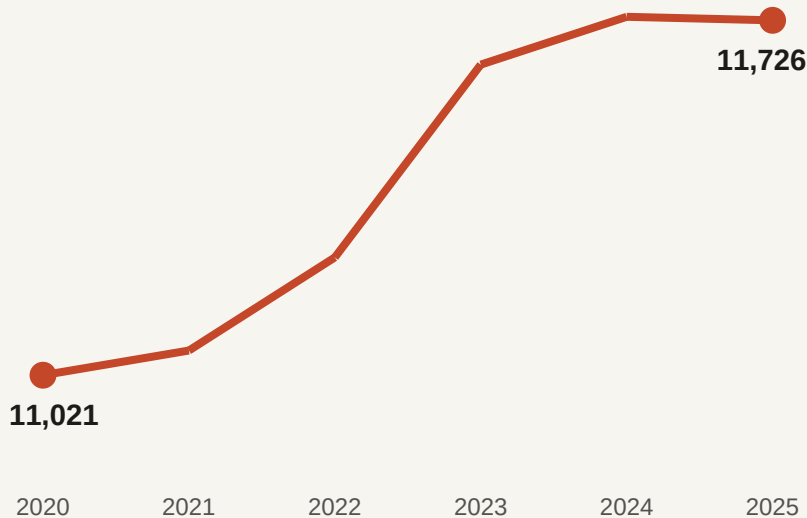
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.4% since 2020.

11,726

people, the 95th-largest of Georgia's cities and towns.

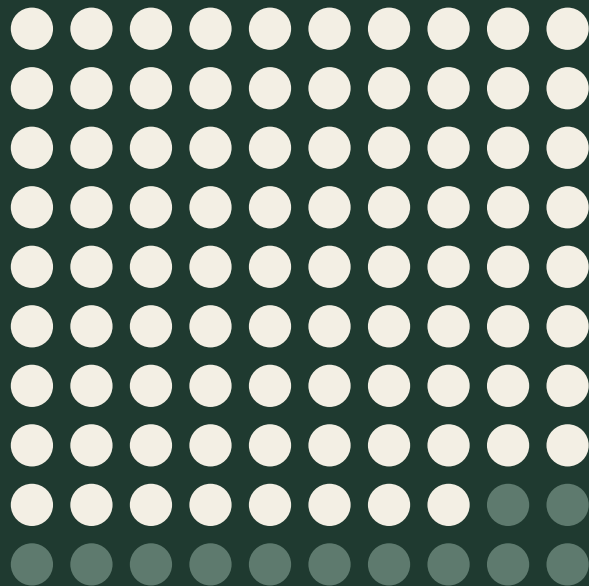


THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

88.0%

of 2,482 jobs located in Rincon are filled by in-commuters.



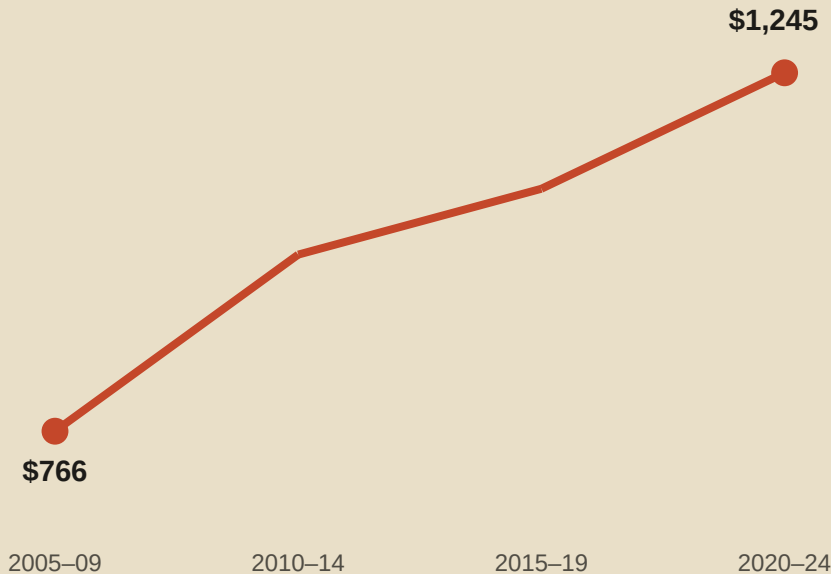
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 63%
since the 2005–2009
survey, before inflation.

\$1,245

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



THE SEAM

Cross one tract line and median rent jumps \$717.

A \$717 gap between neighbors, the sharpest rent edge between adjacent tracts in Effingham County.

TRACT 303.06

\$1,004

TRACT 303.01

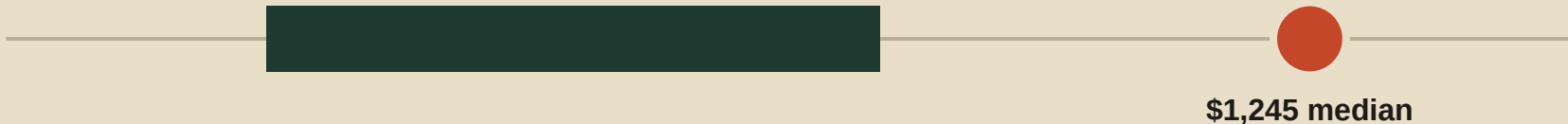
\$1,721



ROOM TO BUILD

The median rent is above what local wages can carry.

\$674–\$1,010



is the monthly rent range local workforce wages support.

BUILDING

41% of the housing here was built before 2000.

678

homes permitted in ten years,
2016–2025

15%

of those were in multifamily
buildings

41%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.5% to the 4,856 homes here.

19–25

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



HOME VALUE

A median home costs 17% less than Georgia's.

\$251,600

median home value in Rincon.

Rincon



\$251,600

Georgia



\$303,300

U.S.



\$332,700

THAT WAS RINCON'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/rincon/**](https://almanacdata.ai/e/ga/rincon/)

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