



Sandy Springs, Georgia.

Current market data.

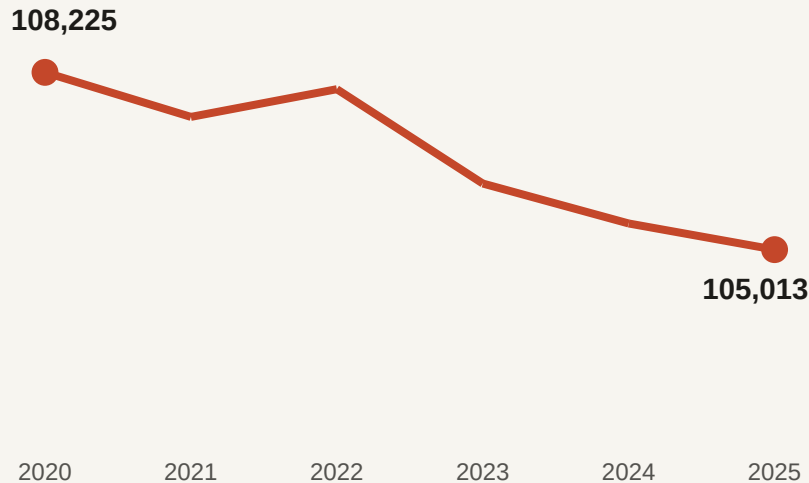
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.0% since 2020.

105,013

people, the 8th-largest of Georgia's cities and towns.



THE WORKDAY

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

94.3%

of 142,073 jobs located in Sandy Springs are filled by in-commuters.



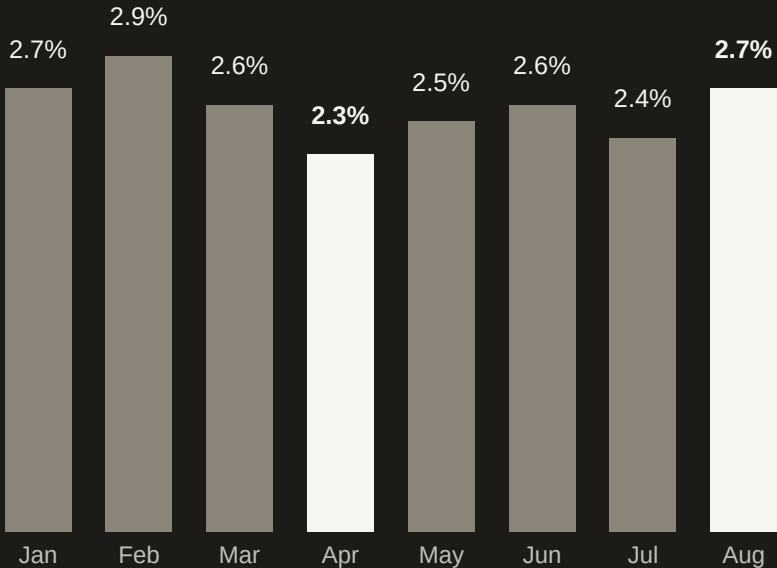
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
2.3%.

2.7%

in August 2026, the latest month released. A year earlier it was 2.7%.

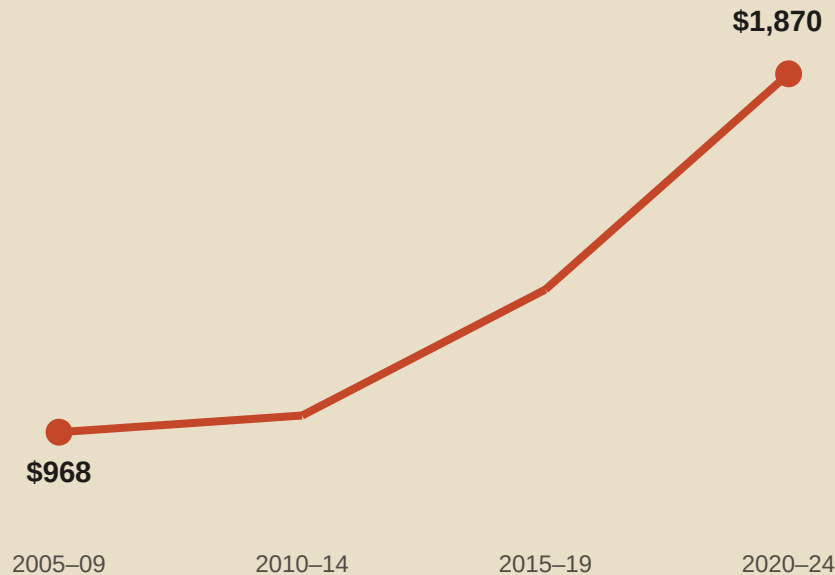


RENT

Median rent is up 93%
since the 2005–2009
survey, before inflation.

\$1,870

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,078 gap between neighbors, the sharpest rent edge between adjacent tracts in Fulton County.

TRACT 102.17

\$1,423

TRACT 102.04

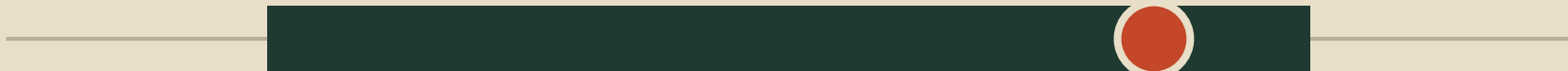
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,312–\$1,968



\$1,870 median

is the monthly rent range local workforce wages support.

BUILDING

68% of the housing here was built before 2000.

4,868

homes permitted in ten years,
2016–2025

59%

of those were in multifamily
buildings

68%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–2.6% to the 55,203 homes here.

217–1,421

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



HOME VALUE

A median home costs
104% more than
Georgia's.

\$619,800

median home value in Sandy Springs.

Sandy Springs



\$619,800

Georgia



\$303,300

U.S.



\$332,700

THAT WAS SANDY SPRINGS'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/sandy-springs/**](https://almanacdata.ai/e/ga/sandy-springs/)

The Almanac · your hyper-diligent research partner