



Social Circle, Georgia.

Current market data.

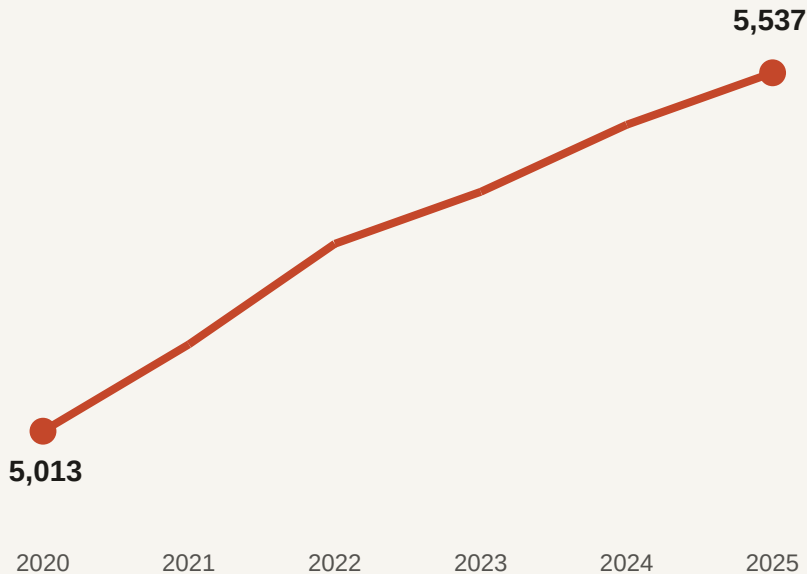
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.5% since 2020.

5,537

people, the 136th-largest of Georgia's cities and towns.



THE WORKDAY

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

90.8%

of 2,497 jobs located in Social Circle are filled by in-commuters.



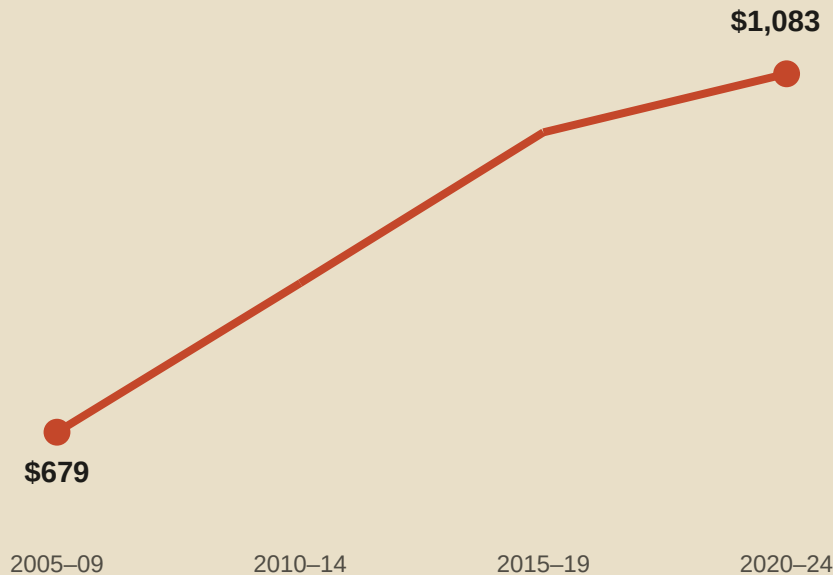
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,083

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,201 gap between neighbors, the sharpest rent edge between adjacent tracts in Walton County.

TRACT 1104

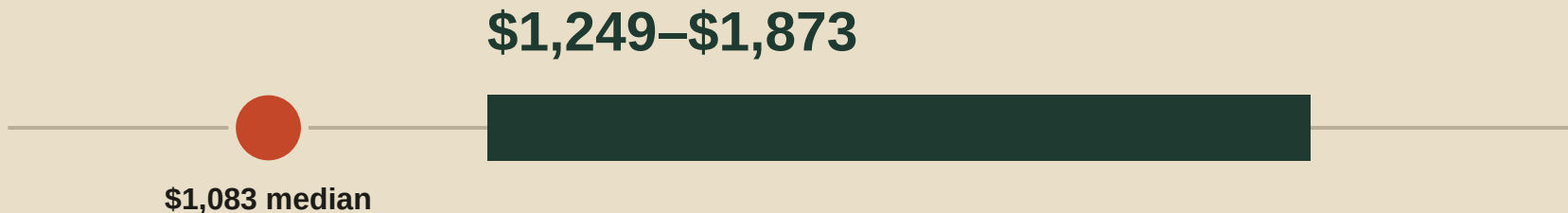
\$745

TRACT 1105.03

\$1,946

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

48% of the housing here was built before 2000.

274

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

48%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 1,796 homes here.

4–25

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.

\$307,300

median home value in Social Circle.

Social Circle



Georgia



U.S.





THAT WAS SOCIAL CIRCLE'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/social-circle/

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