



Tybee Island, Georgia.

Current market data.

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

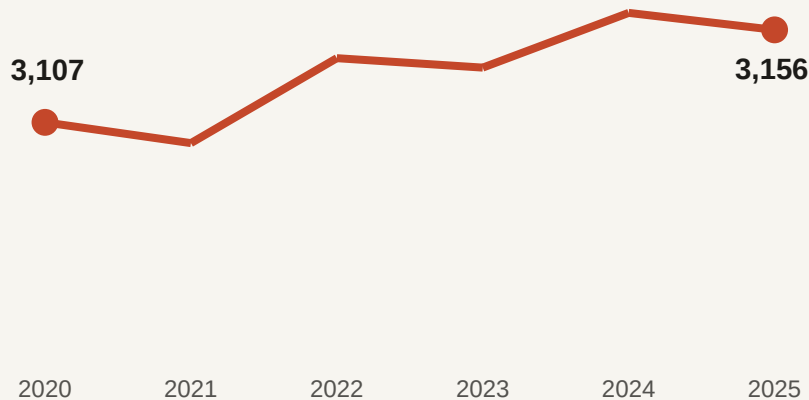


POPULATION

Growing. Up 1.6% since 2020.

3,156

people, the 198th-largest of Georgia's cities and towns.



THE WORKDAY

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

82.0%

of 1,397 jobs located in Tybee Island are filled by in-commuters.



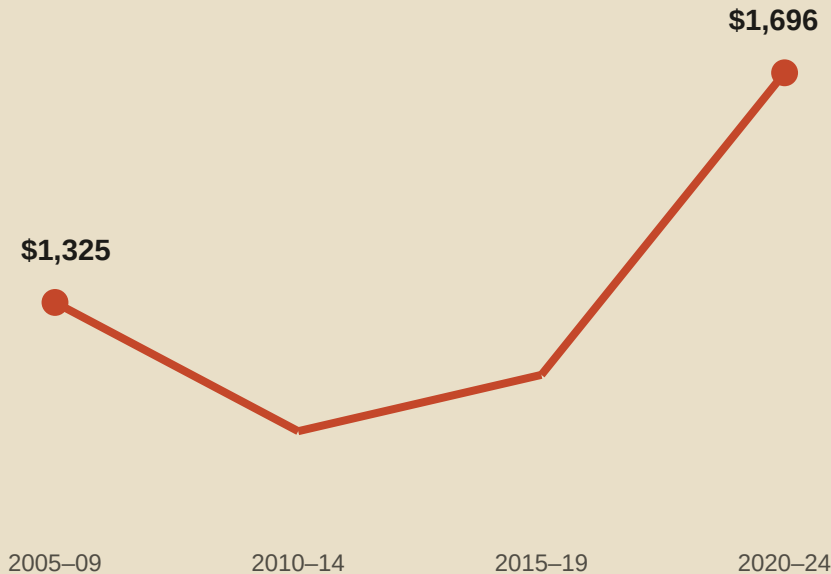
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 28%
since the 2005–2009
survey, before inflation.

\$1,696

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,309 gap between neighbors, the sharpest rent edge between adjacent tracts in Chatham County.

TRACT 115

\$1,192

TRACT 110.05

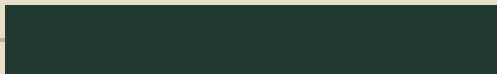
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$800–\$1,200



\$1,696 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

146

homes permitted in ten years,
2016–2025

4%

of those were in multifamily
buildings

71%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.0–0.4% to the 3,227 homes here.

1–14

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



HOME VALUE

A median home costs
102% more than
Georgia's.

\$611,200

median home value in Tybee Island.

Tybee Island



\$611,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS TYBEE ISLAND'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/tybee-island/

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