



Varnell, Georgia.

Current market data.

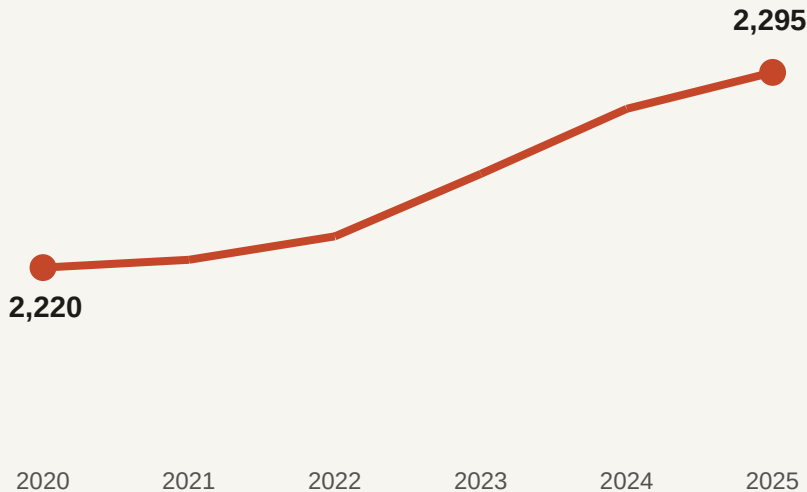
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

2,295

people, the 229th-largest of Georgia's cities and towns.



THE WORKDAY

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

97.2%

of 527 jobs located in Varnell are filled by in-commuters.



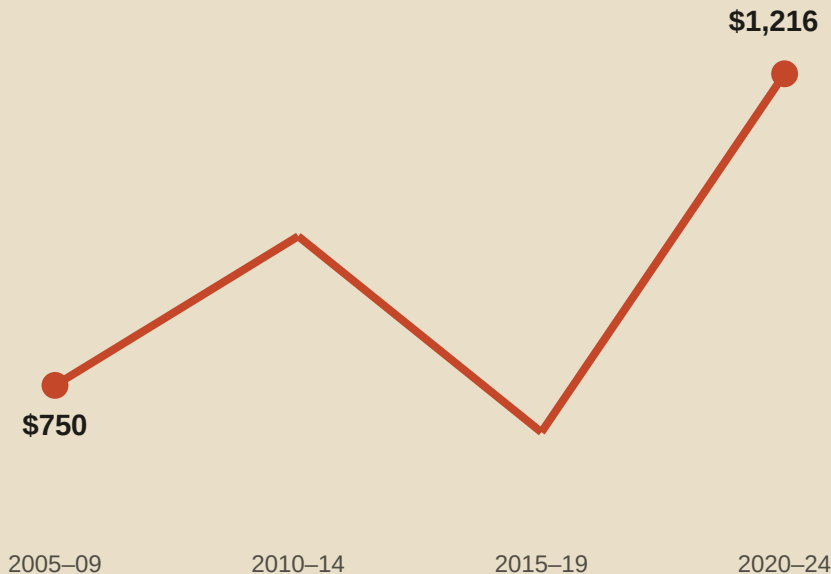
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 62%
since the 2005–2009
survey, before inflation.

\$1,216

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



THE SEAM

Cross one tract line and median rent jumps \$425.

A \$425 gap between neighbors, the sharpest rent edge between adjacent tracts in Whitfield County.

TRACT 8.01

\$746

TRACT 14

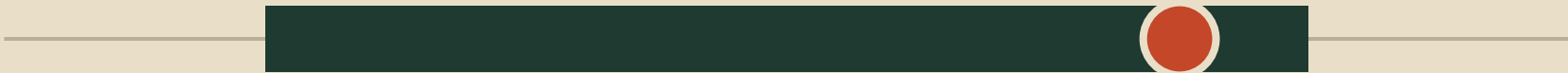
\$1,171



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$845–\$1,268



\$1,216 median

is the monthly rent range local workforce wages support.



BUILDING

63% of the housing here was built before 2000.

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 886 homes here.

1–5

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



HOME VALUE

A median home costs 24% less than Georgia's.

\$229,400

median home value in Varnell.

Varnell



\$229,400

Georgia



\$303,300

U.S.



\$332,700

THAT WAS VARNELL'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/varnell/

The Almanac · your hyper-diligent research partner