Villa Rica, Georgia.

Current market data.

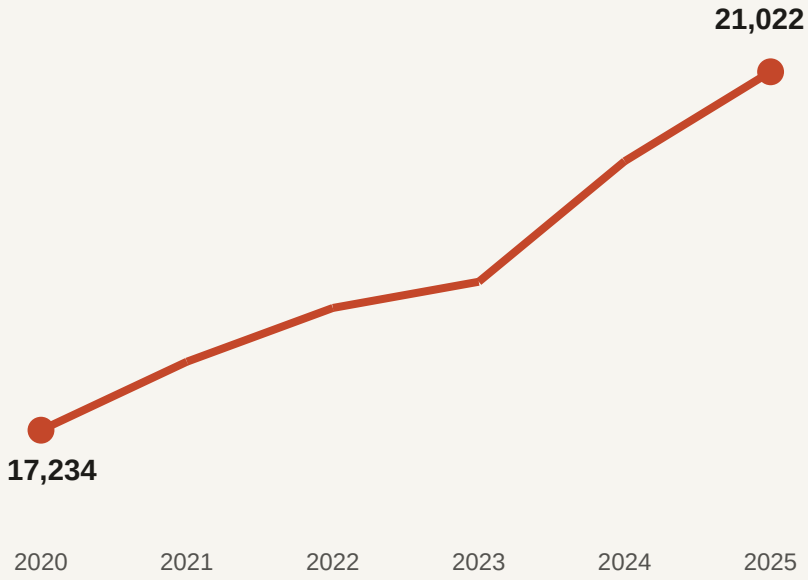
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.0% since 2020.

21,022

people, the 56th-largest of Georgia's cities and towns.



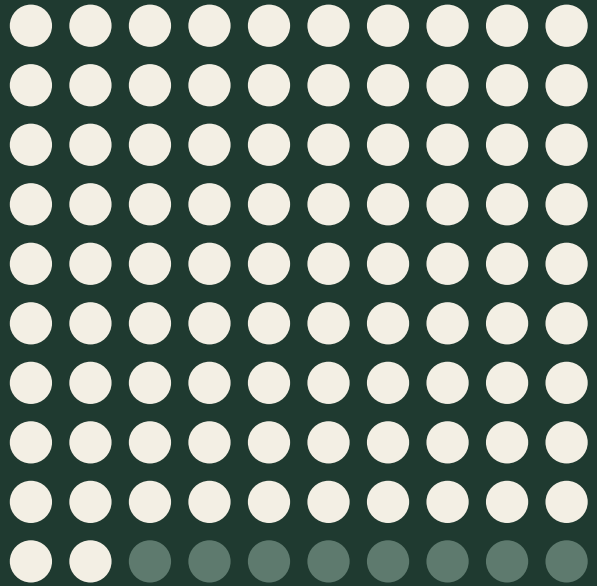
Source: Census Population Estimates, 2025

THE WORKDAY

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

92.3%

of 10,064 jobs located in Villa Rica are filled by in-commuters.



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

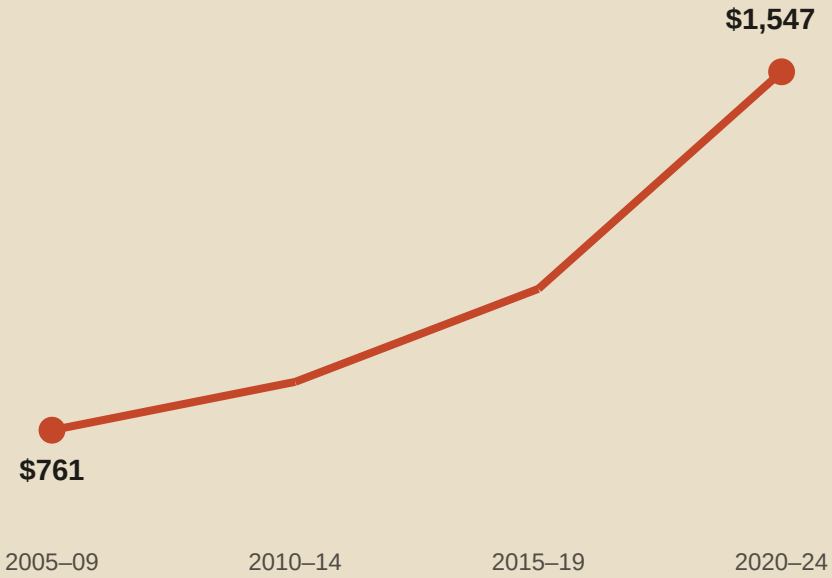
Source: Census LEHD LODES, 2023

RENT

Median rent is up 103% since the 2005–2009 survey, before inflation.

$1,547

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

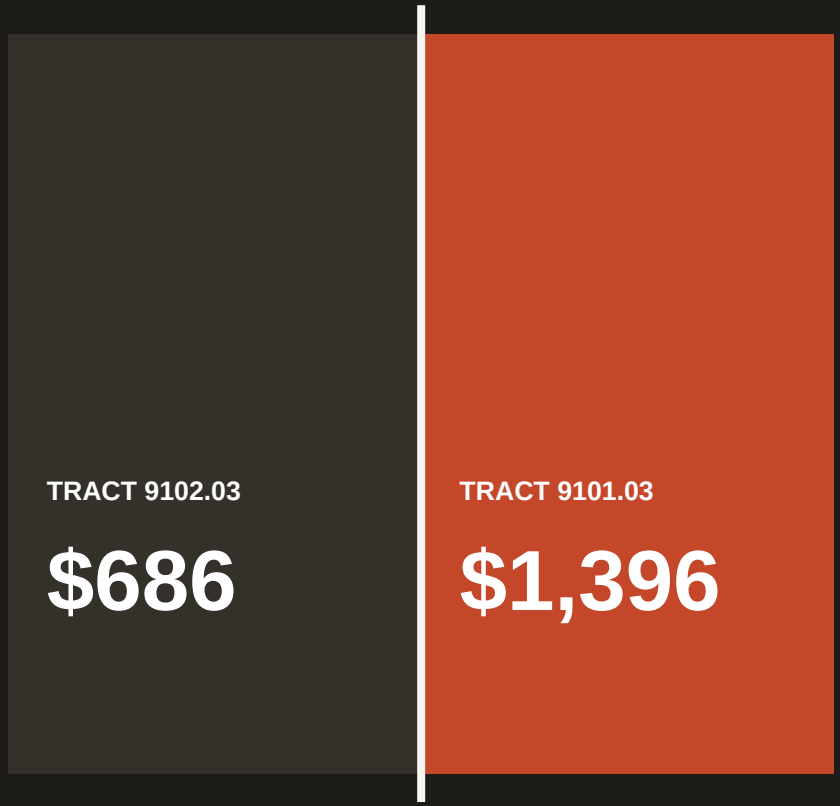


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $710 gap between neighbors, the sharpest rent edge between adjacent tracts in Carroll County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

32% of the housing here was built before 2000.

2,647

homes permitted in ten years, 2016–2025

33%

of those were in multifamily buildings

32%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.5–1.5% to the 6,654 homes here.

30–101

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

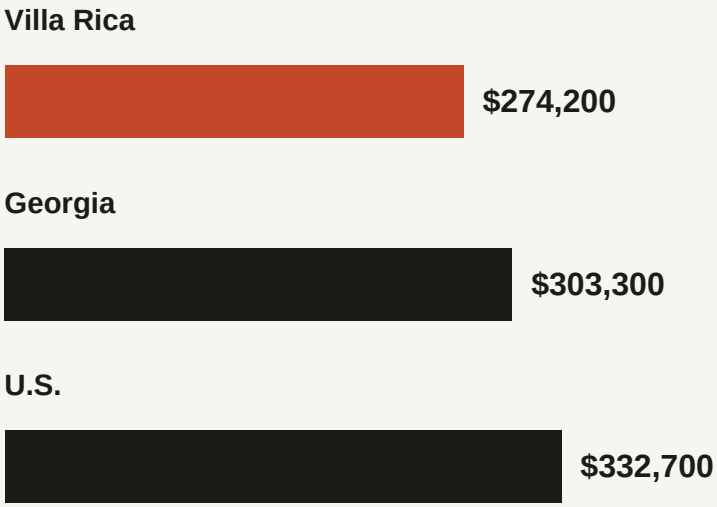
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 10% less than Georgia's.

$274,200

median home value in Villa Rica.



Source: Census ACS 5-year, 2020-2024

THAT WAS VILLA RICA'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/villa-rica/**