



Waco, Georgia.

Current market data.

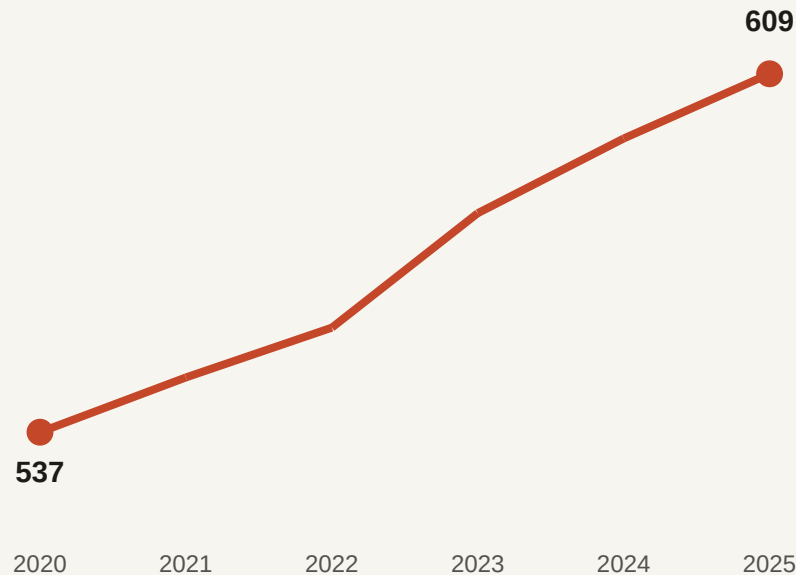
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.4% since 2020.

609

people, the 370th-largest of Georgia's cities and towns.



THE WORKDAY

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

99.5%

of 384 jobs located in Waco are filled by in-commuters.



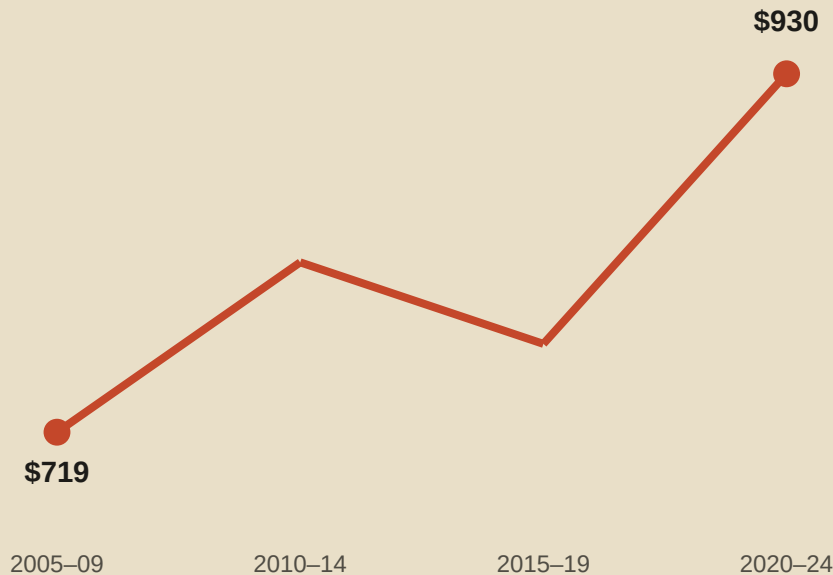
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 29%
since the 2005–2009
survey, before inflation.

\$930

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





THE SEAM

Cross one tract line and median rent doubles.

A \$582 gap between neighbors, the sharpest rent edge between adjacent tracts in Haralson County.

TRACT 102.01

\$548

TRACT 102.02

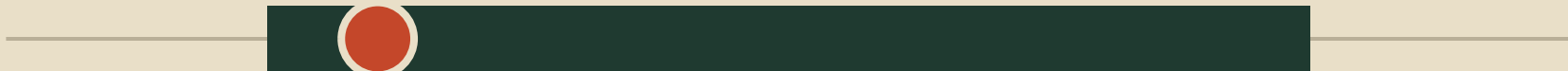
\$1,130



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$883–\$1,325



\$930 median

is the monthly rent range local workforce wages support.

BUILDING

74% of the housing here was built before 2000.

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 311 homes here.

1–4

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



HOME VALUE

A median home costs 48% less than Georgia's.

\$158,500

median home value in Waco.

Waco



\$158,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS WACO'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/waco/

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