



# Warm Springs, Georgia.

Current market data.

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

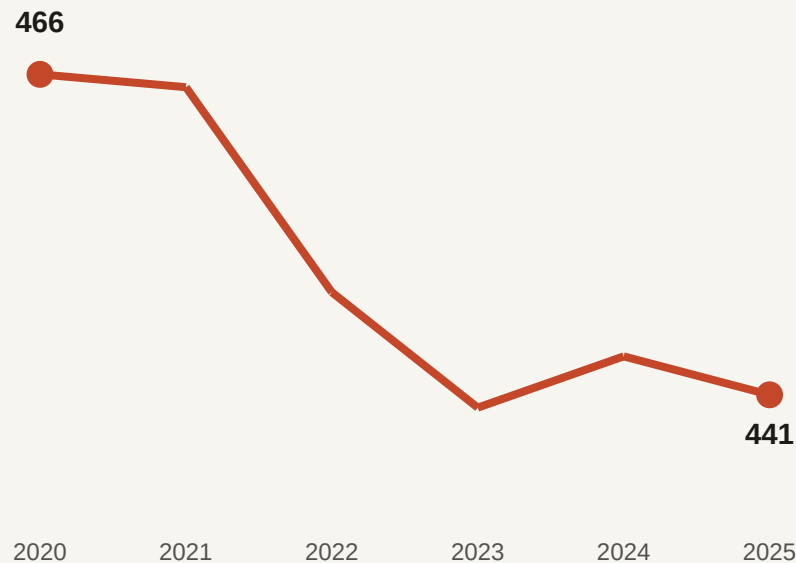


## POPULATION

# Down 5.4% since 2020.

# 441

people, the 409th-largest of Georgia's cities and towns.



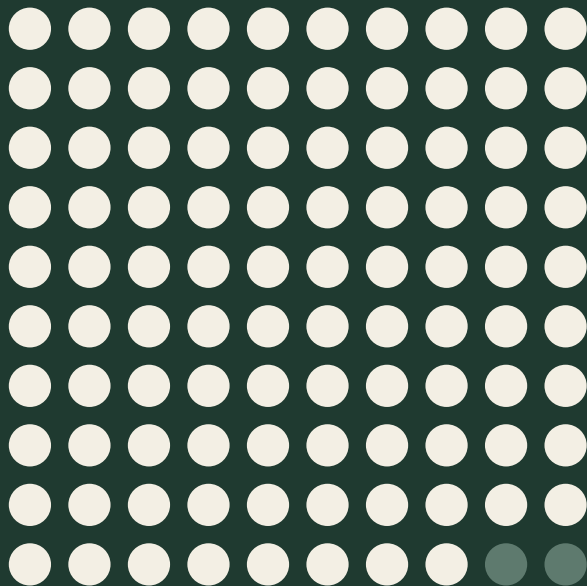
THE WORKDAY

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

97.7%

of 259 jobs located in Warm Springs are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



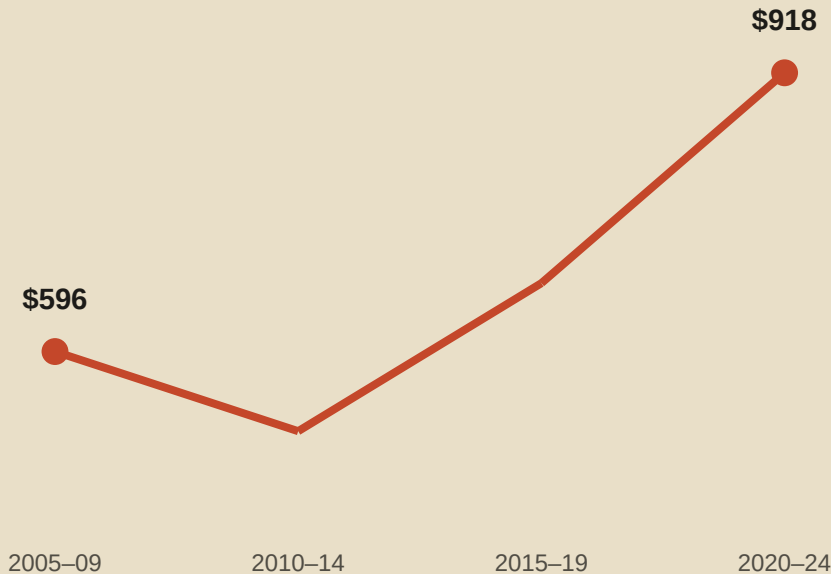
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 54%  
since the 2005–2009  
survey, before inflation.

**\$918**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$681 gap between neighbors, the sharpest rent edge between adjacent tracts in Meriwether County.

TRACT 9708.01

**\$598**

TRACT 9707.01

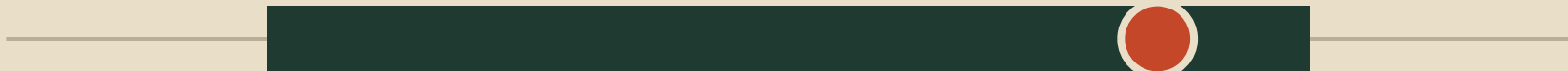
**\$1,279**



ROOM TO BUILD

# The median rent sits inside what local wages can carry.

**\$643–\$965**



**\$918 median**

is the monthly rent range local workforce wages support.



BUILDING

# Most of the housing here is older than 2000.

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0

homes permitted in ten years, 2016–2025

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86%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–2% to the 173 homes here.**

**0–3**

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



## HOME VALUE

A median home costs 41% less than Georgia's.

**\$180,000**

median home value in Warm Springs.

Warm Springs



\$180,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS WARM SPRINGS'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/warm-springs/\*\*](https://almanacdata.ai/e/ga/warm-springs/)

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