



# Watkinsville, Georgia.

Current market data.

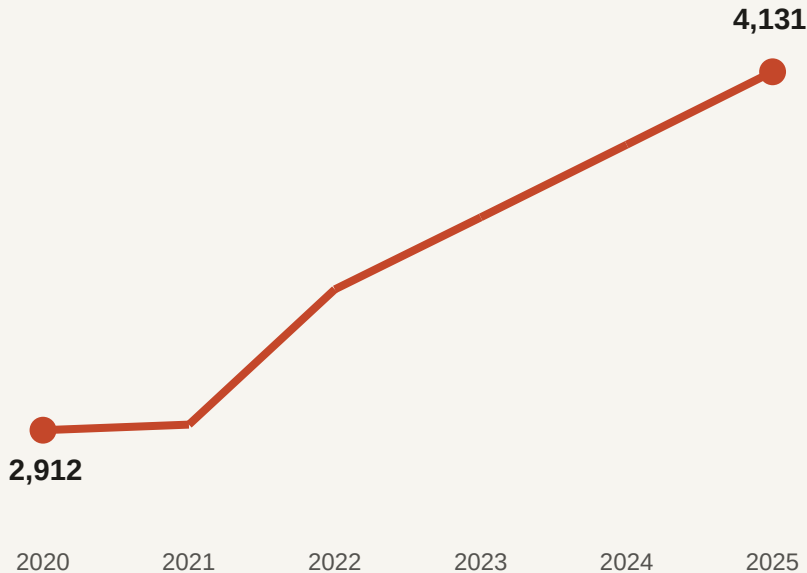
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 41.9% since 2020.

4,131

people, the 167th-largest of Georgia's cities and towns.



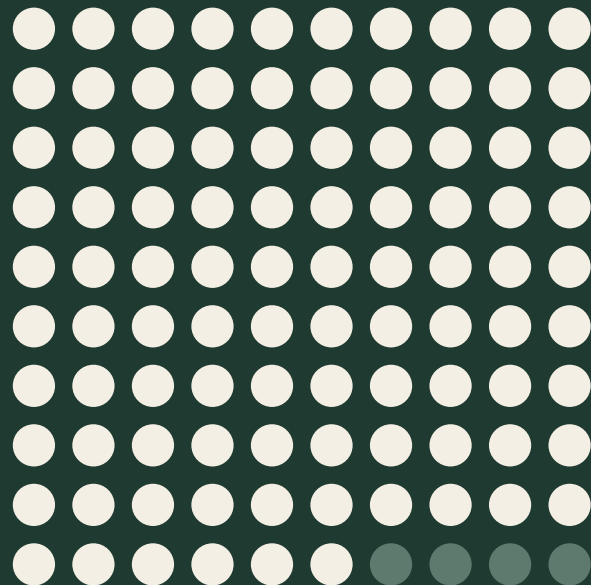
## THE WORKDAY

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

96.3%

of 2,653 jobs located in Watkinsville are filled by  
in-commuters.

Source: Census LEHD LODES, 2023



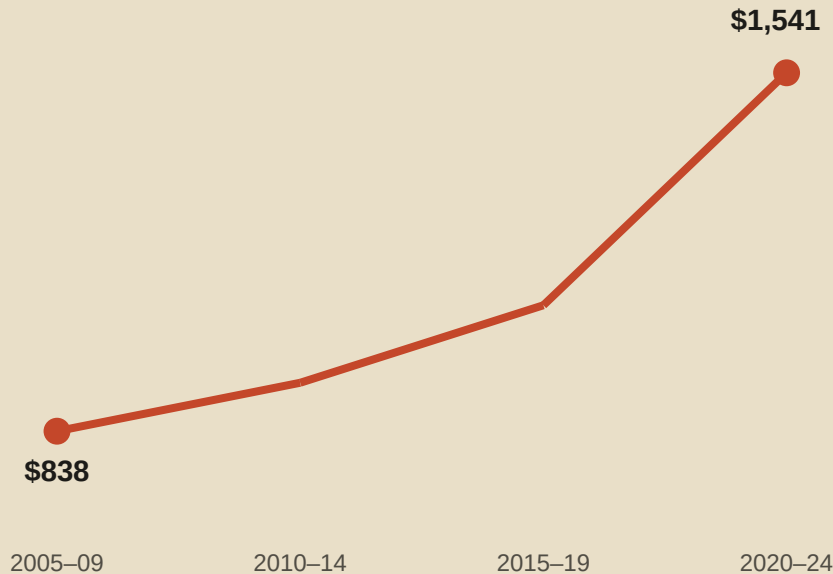
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 84%  
since the 2005–2009  
survey, before inflation.

**\$1,541**

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





## THE SEAM

# Cross one tract line and median rent jumps \$758.

A \$758 gap between neighbors, the sharpest rent edge between adjacent tracts in Oconee County.

TRACT 302.02

**\$1,420**

TRACT 301.04

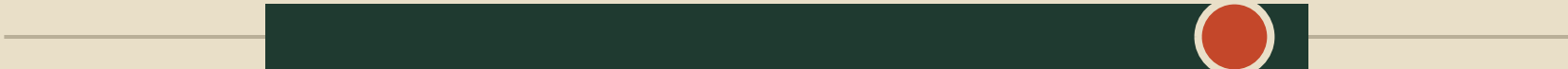
**\$2,178**



## ROOM TO BUILD

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

**\$1,052–\$1,578**



**\$1,541 median**

is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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459

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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78%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.3–2.3% to the 1,190 homes here.**

**3–27**

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



## HOME VALUE

A median home costs 21% more than Georgia's.

**\$367,800**

median home value in Watkinsville.

Watkinsville



\$367,800

Georgia



\$303,300

U.S.



\$332,700

THAT WAS WATKINSVILLE'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/watkinsville/](https://almanacdata.ai/e/ga/watkinsville/)

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