



Webster County unified government, Georgia.

Current market data.

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

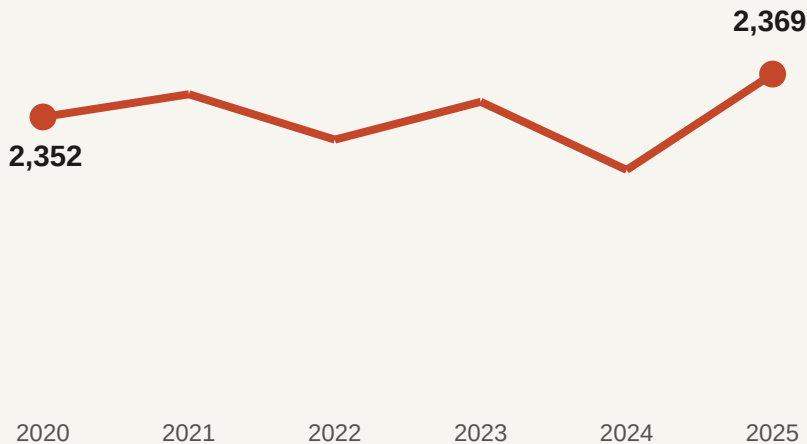


POPULATION

**Steady. Within 1% of 2020,
every year since.**

2,369

people, the 225th-largest of Georgia's cities and towns.



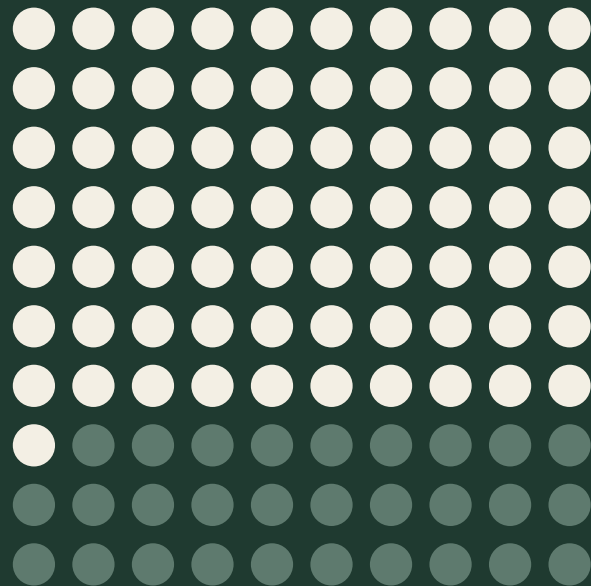
THE WORKDAY

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

71.3%

of 505 jobs located in Webster County unified government are filled by in-commuters.

Source: Census LEHD LODES, 2023



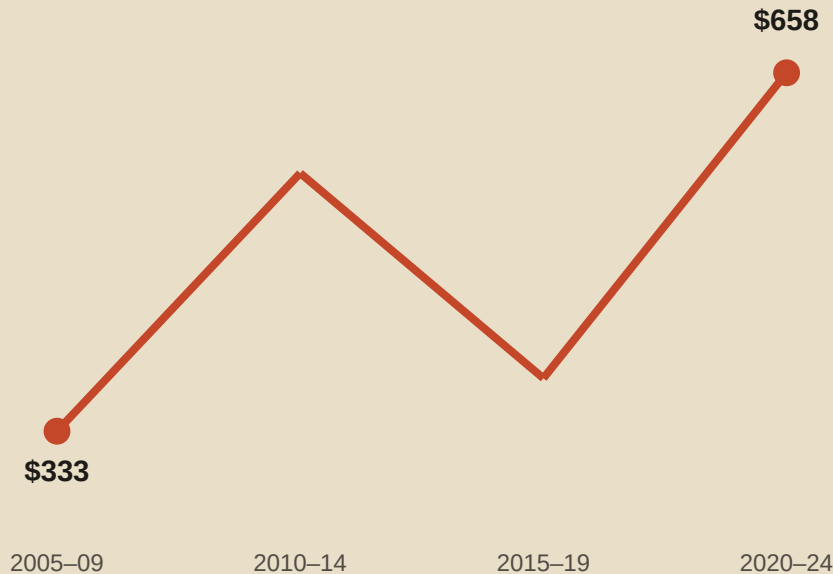
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 98%
since the 2005–2009
survey, before inflation.

\$658

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





THE SEAM

Cross one tract line and median rent jumps \$152.

A \$152 gap between neighbors, the sharpest rent edge between adjacent tracts in Webster County.

TRACT 9602

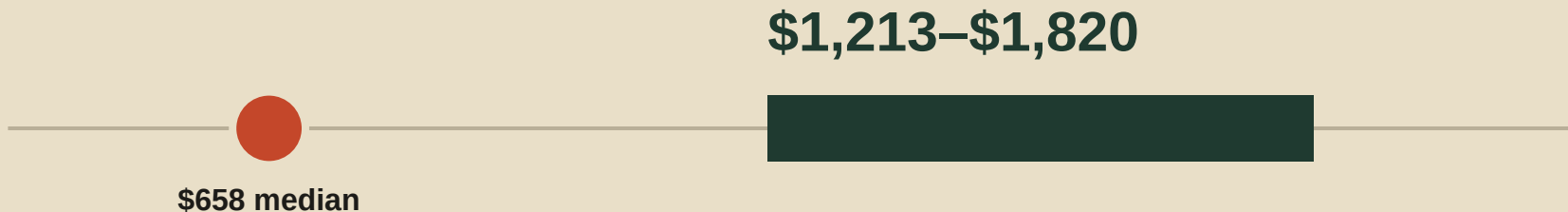
\$576

TRACT 9601

\$728

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 1,143 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 73% less than Georgia's.

\$82,600

median home value in Webster County unified government.

Webster County unified government



\$82,600

Georgia



\$303,300

U.S.



\$332,700

THAT WAS WEBSTER COUNTY UNIFIED GOVERNMENT'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/webster-county-unified-government/

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