



Young Harris, Georgia.

Current market data.

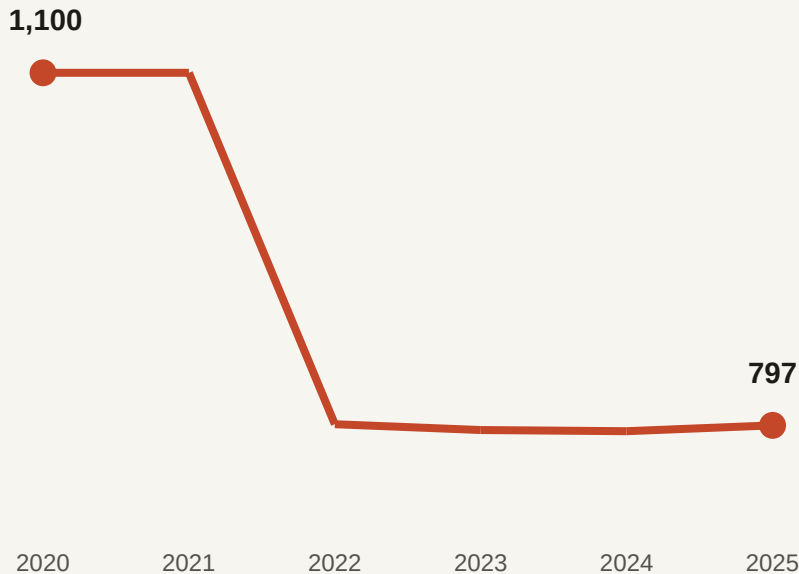
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 27.5% since 2020.

797

people, the 343rd-largest of Georgia's cities and towns.



THE WORKDAY

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

95.3%

of 975 jobs located in Young Harris are filled by in-commuters.



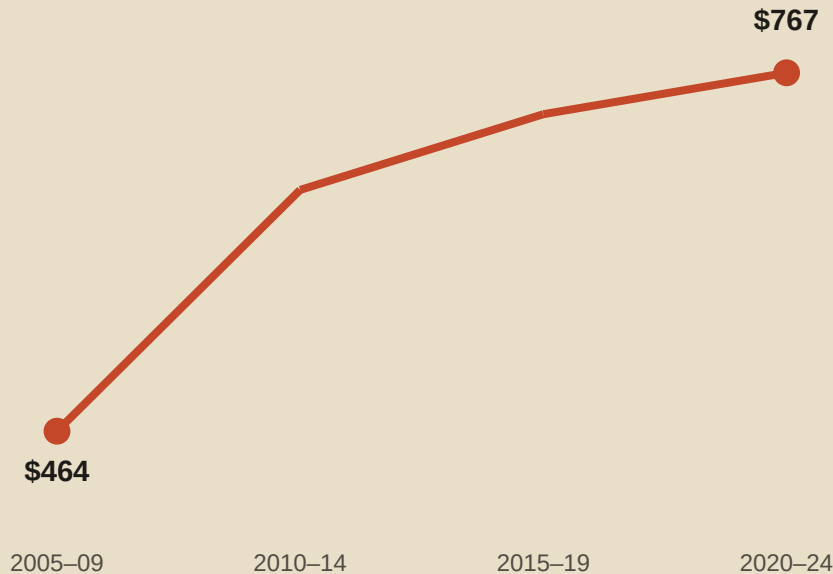
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$767

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





THE SEAM

Cross one tract line and median rent jumps \$371.

A \$371 gap between neighbors, the sharpest rent edge between adjacent tracts in Towns County.

TRACT 9602

\$631

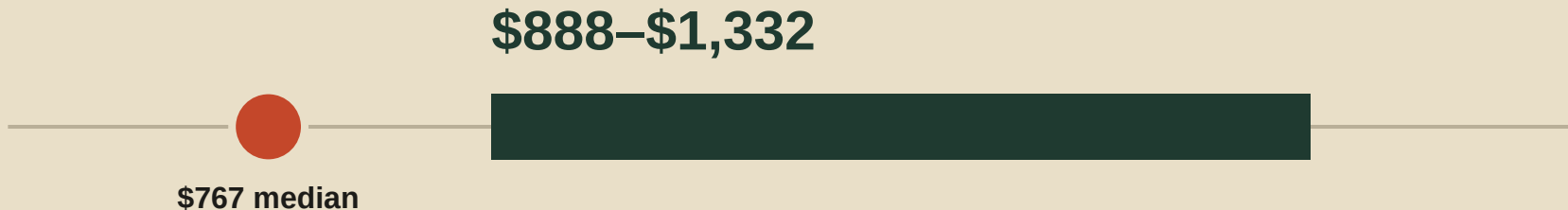
TRACT 9603.01

\$1,002



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

47% of the housing here was built before 2000.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

47%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–3.7% to the 273 homes here.

1–10

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



HOME VALUE

A median home costs 3% less than Georgia's.

\$295,200

median home value in Young Harris.

Young Harris



\$295,200

Georgia



\$303,300

U.S.



\$332,700

THAT WAS YOUNG HARRIS'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/young-harris/**](https://almanacdata.ai/e/ga/young-harris/)

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