ZIP 30523, Tallulah Falls, Georgia.

Current market data.

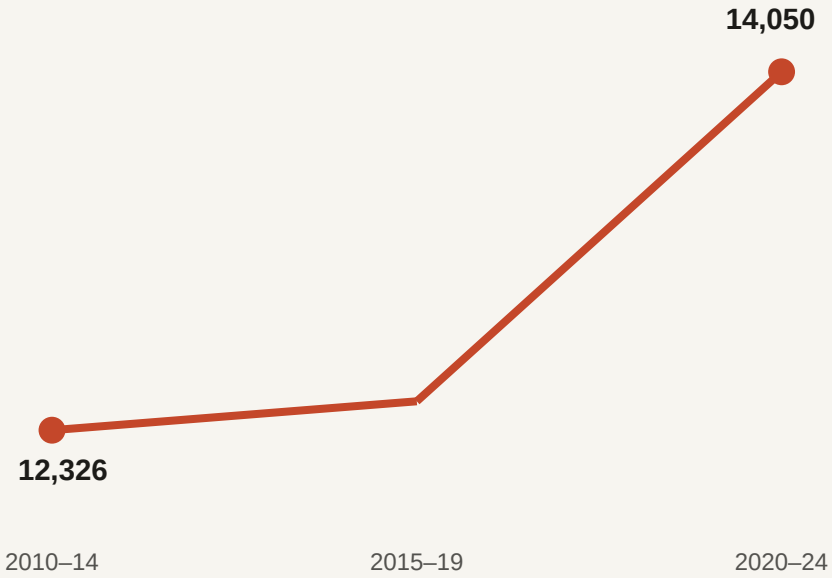
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

14,050 people call ZIP 30523 home.

14,050

people.



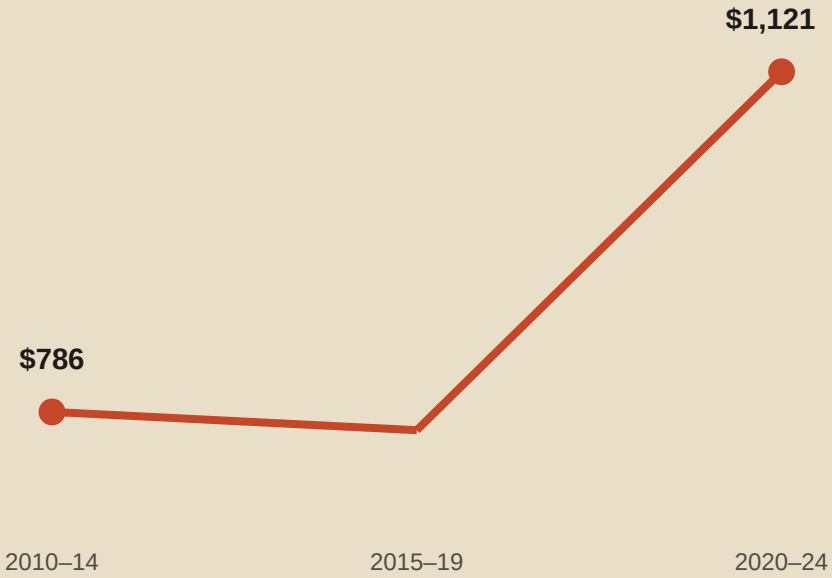
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 43% since the 2010–2014 survey, before inflation.

$1,121

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

67% of the housing here was built before 2000.

67%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 6,737 homes here.

11–33

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

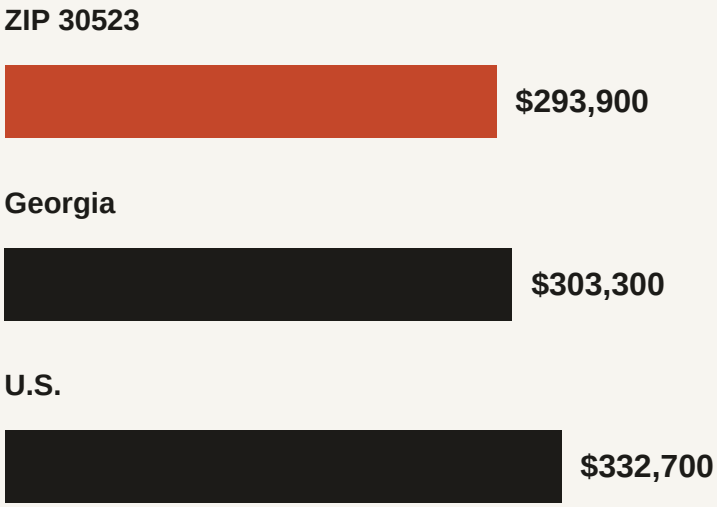
Source: Computed by the Almanac, 2023

HOME VALUE

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

$293,900

median home value in ZIP 30523.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 30523'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/zip/30523/**