



ZIP 30546, Hiawassee, Georgia.

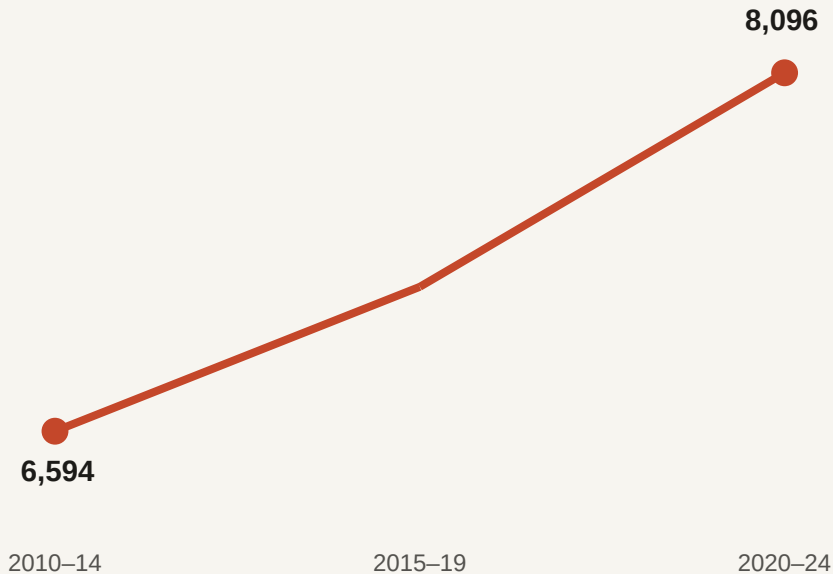
Current market data.

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

POPULATION

8,096 people call ZIP
30546 home.

8,096
people.



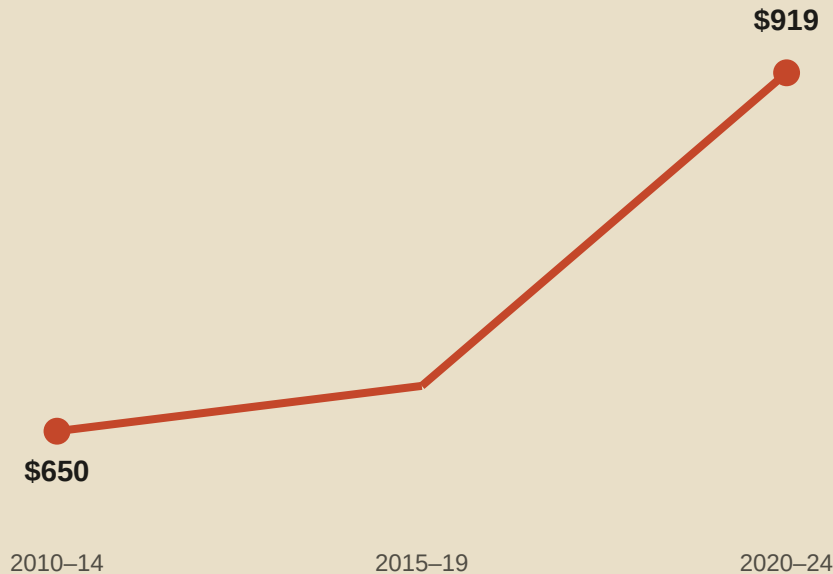


RENT

Median rent is up 41%
since the 2010–2014
survey, before inflation.

\$919

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

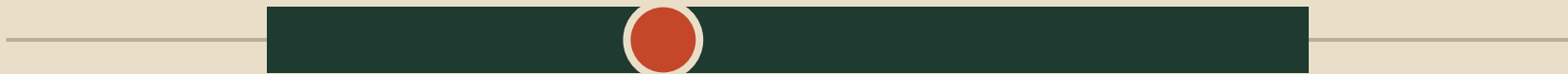




ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$772–\$1,158



\$919 median

is the monthly rent range local workforce wages support.



BUILDING

65% of the housing here was built before 2000.

65%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 6,156 homes here.

5–23

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.

\$295,000

median home value in ZIP 30546.

ZIP 30546



\$295,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ZIP 30546'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/30546/

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