ZIP 31638, Morven, Georgia.

Current market data.

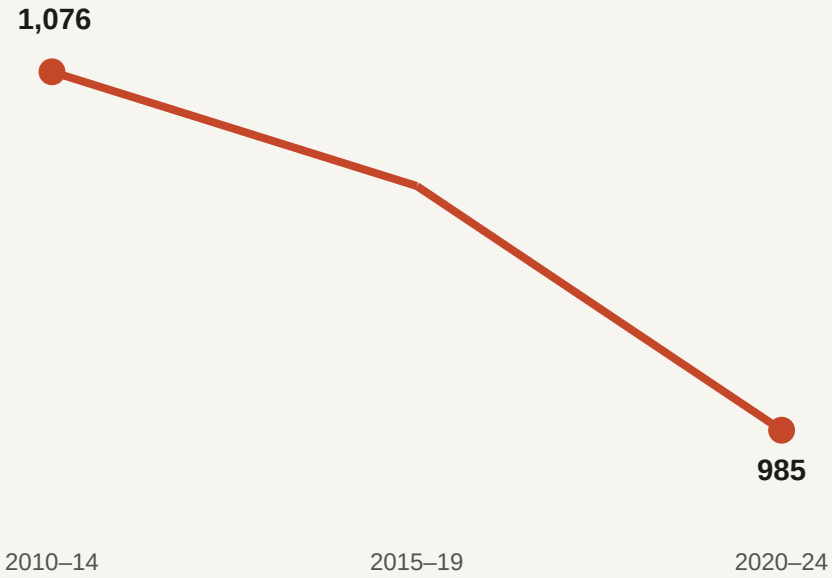
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

985 people call ZIP 31638 home.

985

people.



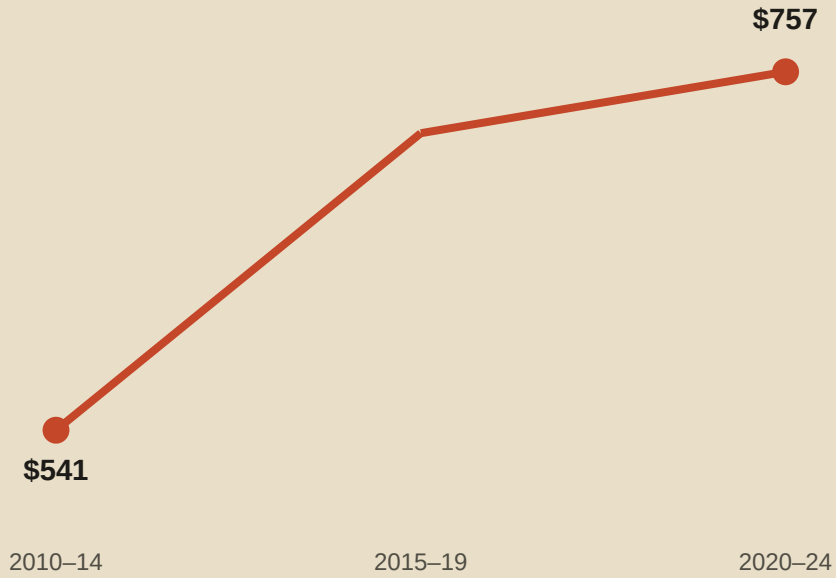
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 40% since the 2010–2014 survey, before inflation.

$757

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

Most of the housing here is older than 2000.

96%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 404 homes here.

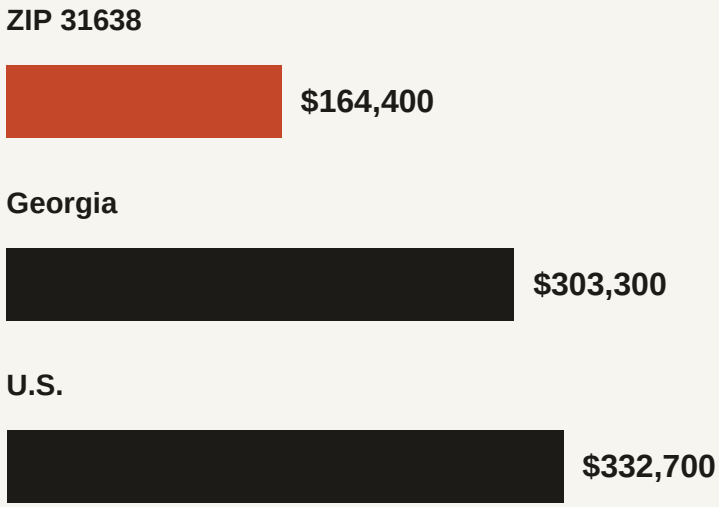
1

is the estimated number of missing housing units; all three estimates agree.

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 46% less than Georgia's.



$164,400

median home value in ZIP 31638.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 31638'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/31638/**