



ZIP 31803, Buena Vista, Georgia.

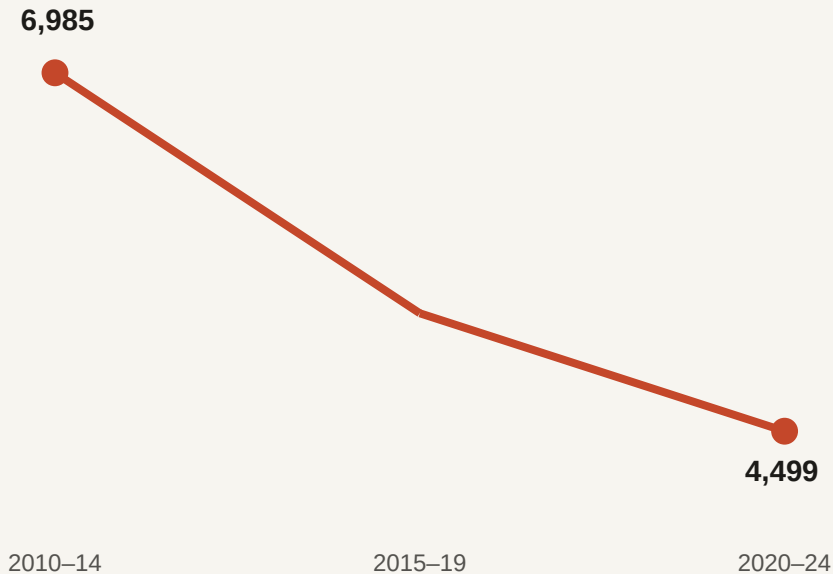
Current market data.

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

POPULATION

4,499 people call ZIP
31803 home.

4,499
people.

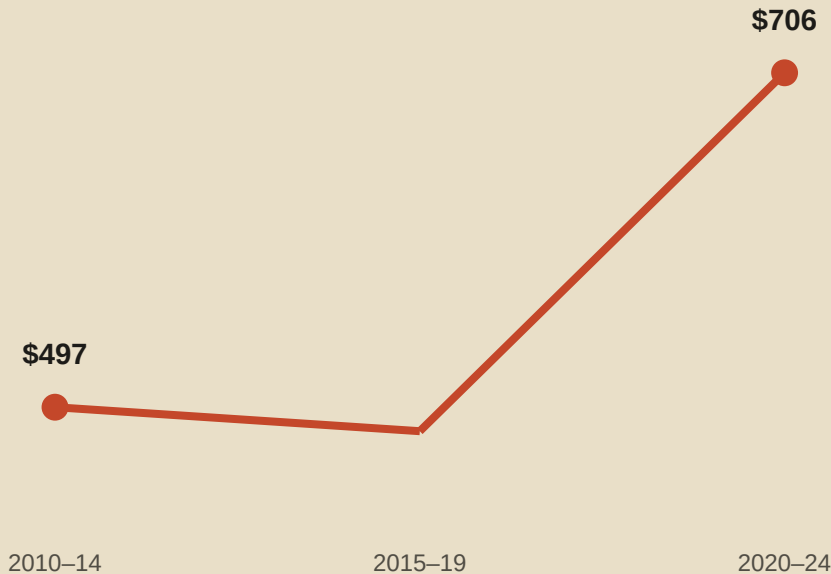


RENT

Median rent is up 42%
since the 2010–2014
survey, before inflation.

\$706

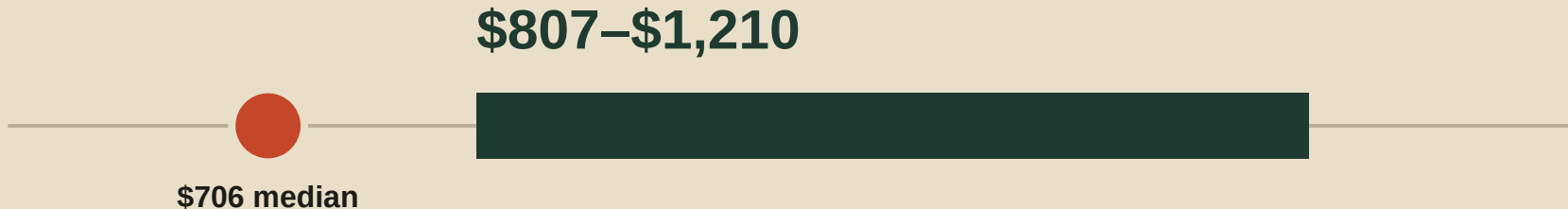
a month. Georgia's median is \$1,393.





ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

72% of the housing here was built before 2000.

72%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 2,381 homes here.

4–12

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



HOME VALUE

A median home costs 65% less than Georgia's.

\$104,900

median home value in ZIP 31803.

ZIP 31803



\$104,900

Georgia



\$303,300

U.S.



\$332,700



THAT WAS ZIP 31803'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/31803/

The Almanac · your hyper-diligent research partner