



ZIP 31816, Manchester, Georgia.

Current market data.

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

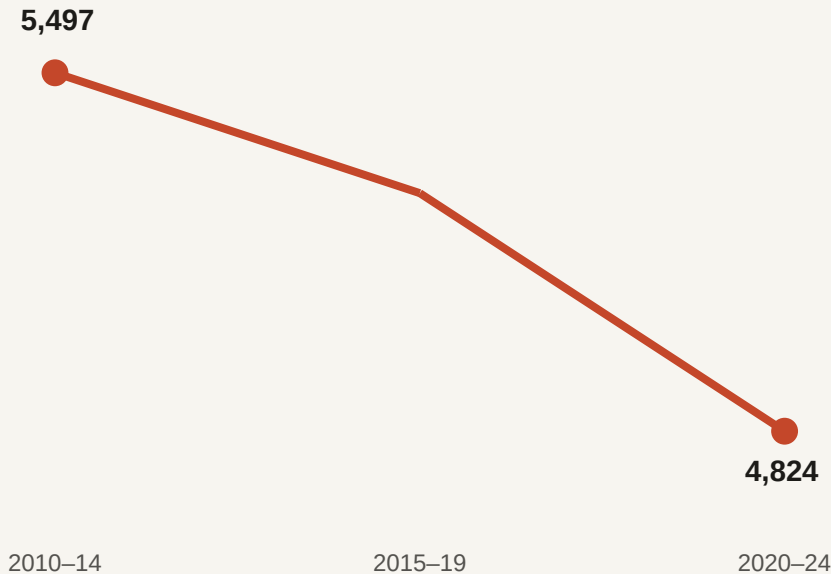


POPULATION

**4,824 people call ZIP
31816 home.**

4,824

people.

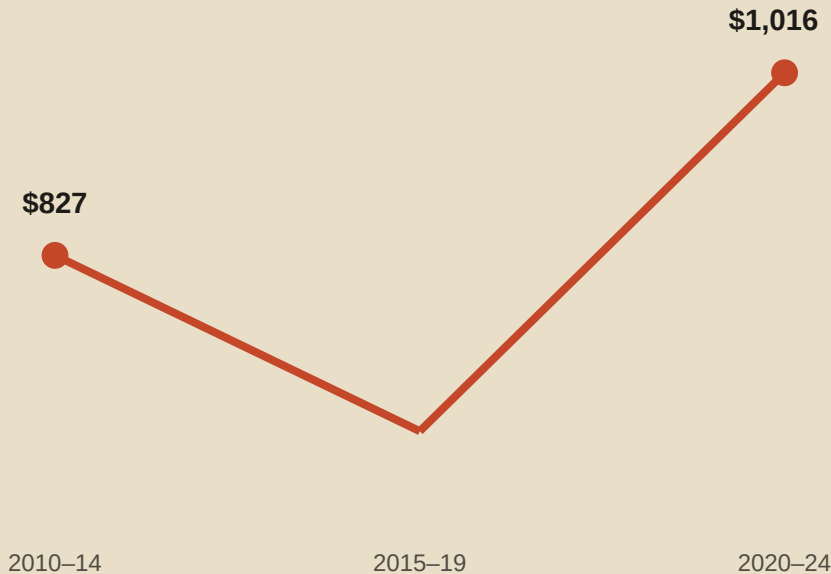


RENT

Median rent is up 23%
since the 2010–2014
survey, before inflation.

\$1,016

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





ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$801–\$1,201



\$1,016 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 2,532 homes here.

5–9

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



HOME VALUE

A median home costs 52% less than Georgia's.

\$144,700

median home value in ZIP 31816.

ZIP 31816



\$144,700

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ZIP 31816'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/31816/

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