#1 of 10: Ratio of Highest to Lowest County Home Value in the Market

Forsyth County leads Atlanta in home value by 3.26x

Source: ALEX Intelligence · Published November 18, 2026

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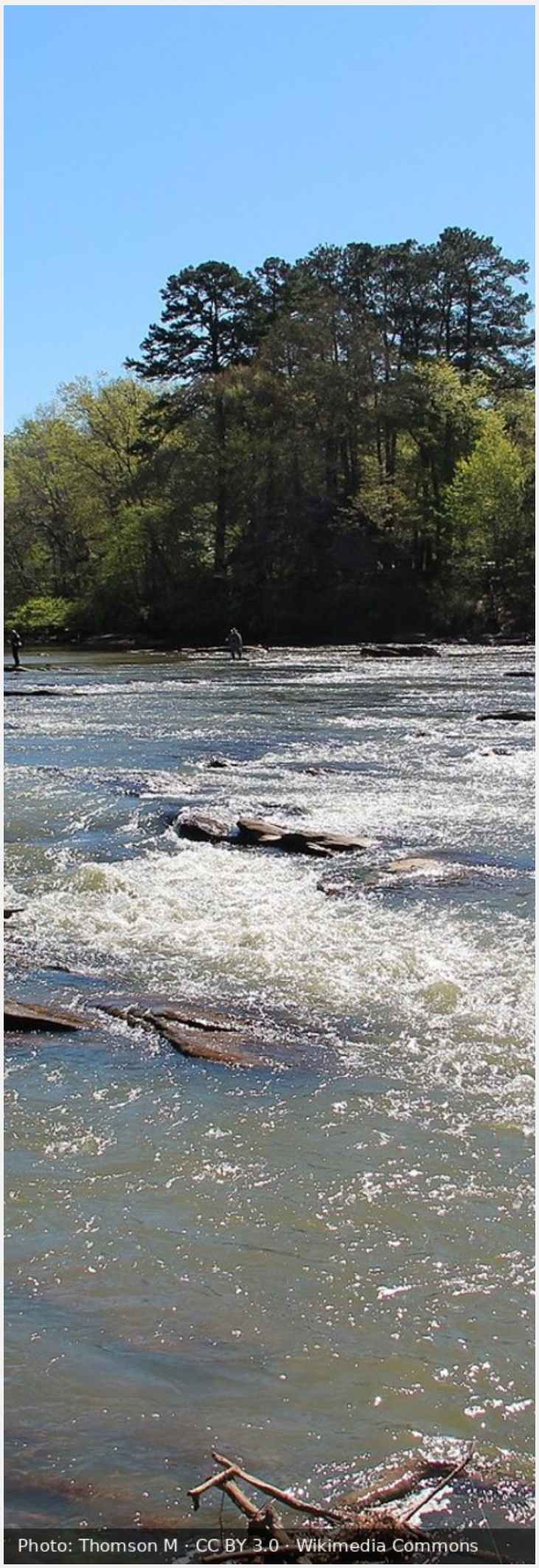
THE DATA

3.26x

Ratio of Highest to Lowest County Home Value in the Market (2024)

Forsyth County's median home value is 3.26 times that of Meriwether County, the lowest in the Atlanta metro.

This gap reflects a deepening divide in access to wealth and housing opportunity across the region. The disparity is not merely economic—it reveals how geographic stratification is hardening into entrenched patterns of exclusion and privilege. The concentration of high-value homes in Forsyth suggests a growing divergence in public investment, infrastructure quality, and tax base distribution.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-18-atlanta-ga-within-county-home-value

01

Wealth is not distributed—it’s concentrated

The 3.26x spread is not a natural outcome of market dynamics but a structural consequence of decades of zoning, school funding disparities, and capital allocation. Forsyth County’s high home values are sustained by strong public amenities, stable tax revenues, and a legacy of exclusionary land-use policies. Meanwhile, Meriwether County’s lower valuation reflects underinvestment and a lack of infrastructure upgrades, perpetuating cycles of disinvestment.

This is not a market failure—it’s a policy outcome. The gap will widen unless equitable development strategies are prioritized across the metro.

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02

The market is polarizing, not balancing

This suggests that housing markets are no longer responding to broad economic signals but to localized power structures.

The implications are clear: mobility for lower-income residents is declining, and upward mobility is increasingly restricted to those already in high-value zones. Without targeted interventions, the Atlanta metro risks becoming a two-tier system where access to opportunity is determined by zip code.

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