#1 of 10: Ratio of Highest to Lowest County Median Rent in the Market



Forsyth County leads Atlanta in rent by 2.28x

Source: ALEX Intelligence · Published November 19, 2026

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THE DATA

2.28x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

This ratio reflects a growing economic chasm across the Atlanta region. The gap is not just about housing costs—it reveals a structural divergence in access to opportunity, infrastructure, and quality of life. Counties with higher rents often correlate with better schools, more amenities, and stronger job markets, reinforcing cycles of wealth concentration.



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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-19-atlanta-ga-within-county-gross-rent

01

Rent inequality fuels displacement

The 2.28x rent disparity is not a static number—it’s a dynamic signal of increasing displacement pressure. Residents in lower-rent counties like Heard and Henry are being pushed out by rising regional costs, not just local ones. As commuters from lower-cost areas move toward jobs in higher-rent zones, housing demand in those zones intensifies, further inflating prices and deepening the divide.

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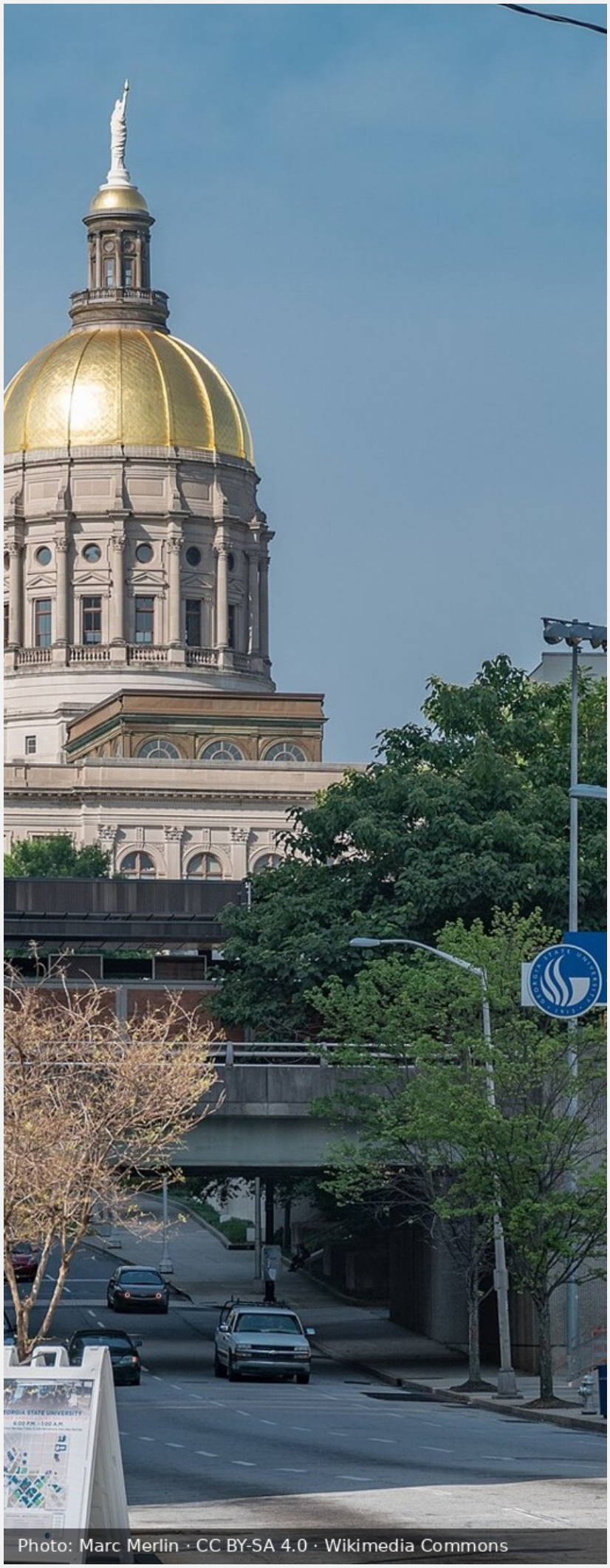


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02

The rent gap is a policy lever

This data shows that rent is not just a market outcome—it's a policy lever. Counties like Forsyth, with the highest median rent, also tend to have the most robust public services, higher property tax bases, and greater investment in infrastructure. The disparity isn't accidental; it's the result of decades of cumulative investment decisions. Future policy must address not just affordability, but equity in access to public goods across the metro.

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