



Blackshear, Georgia.

Current market data.

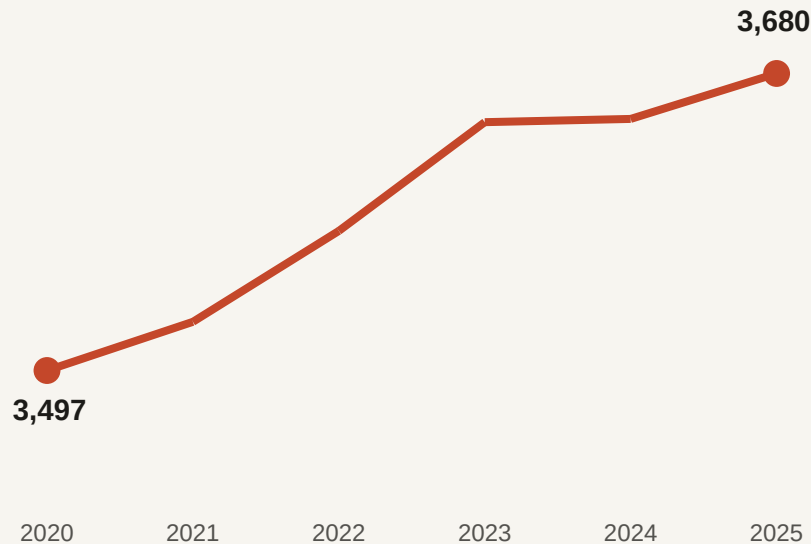
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 5.2% since
2020.**

3,680

people, the 175th-largest of Georgia's cities and towns.



THE WORKDAY

9 in 10 jobs here go to
people who live somewhere
else.

90.4%

of 2,781 jobs located in Blackshear are filled by in-commuters.



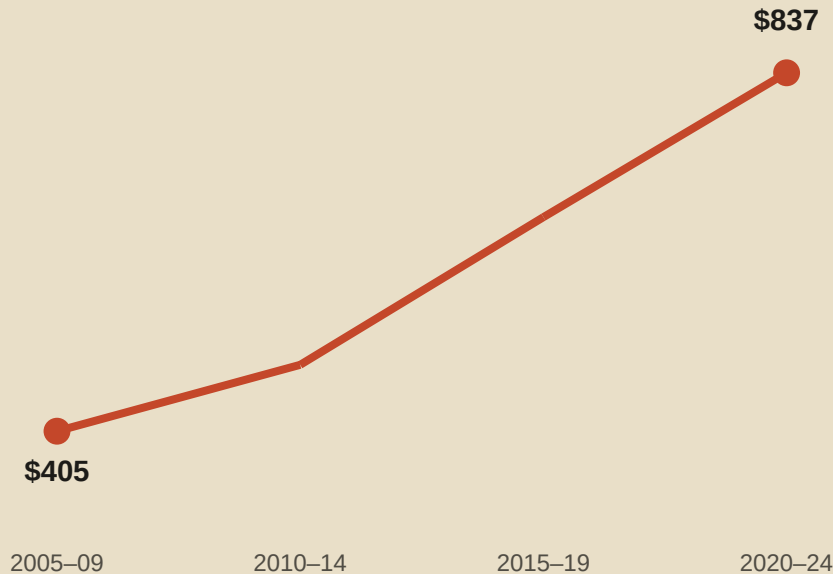
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 107%
since the 2005–2009
survey, before inflation.

\$837

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





THE SEAM

Cross one tract line and median rent doubles.

A \$499 gap between neighbors, the sharpest rent edge between adjacent tracts in Pierce County.

TRACT 9603.02

\$324

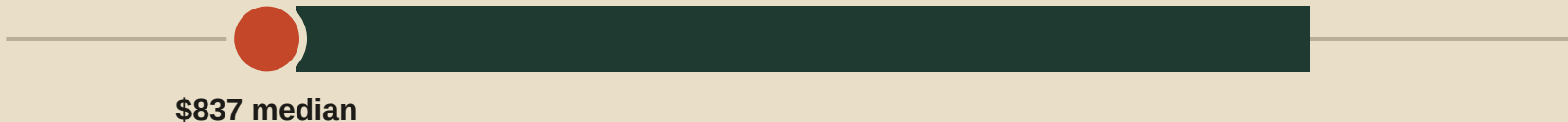
TRACT 9602

\$823

ROOM TO BUILD

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

\$849–\$1,273



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 1,664 homes here.

4–28

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



HOME VALUE

A median home costs 57% less than Georgia's.

\$131,100

median home value in Blackshear.

Blackshear



\$131,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS BLACKSHEAR'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/ga/blackshear/**](https://almanacdata.ai/e/ga/blackshear/)

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