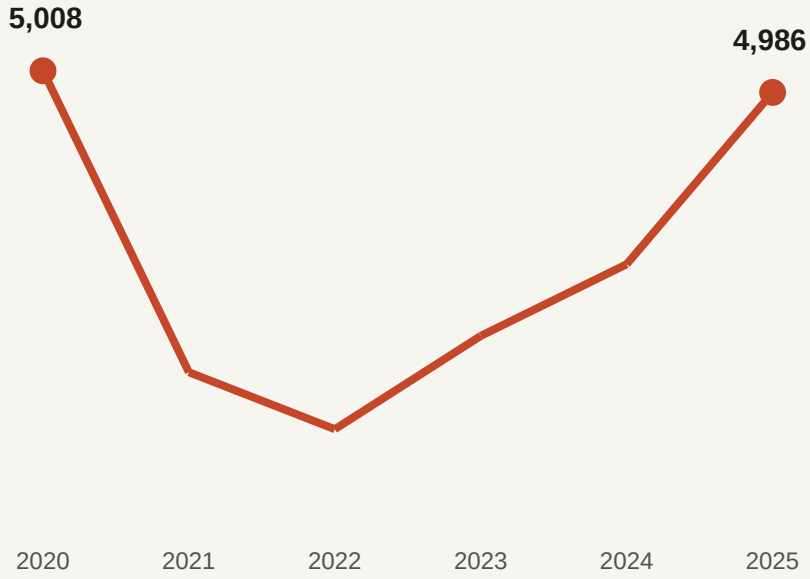
Cochran, Georgia.

Current market data.

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

POPULATION

Down 0.4% since 2020.



4,986

people, the 153rd-largest of Georgia's cities and towns.

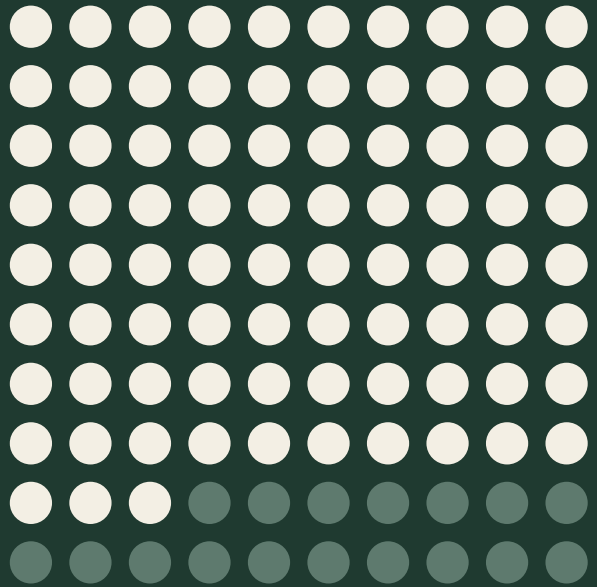
Source: Census Population Estimates, 2025

THE WORKDAY

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

83.2%

of 1,512 jobs located in Cochran are filled by in-commuters.



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

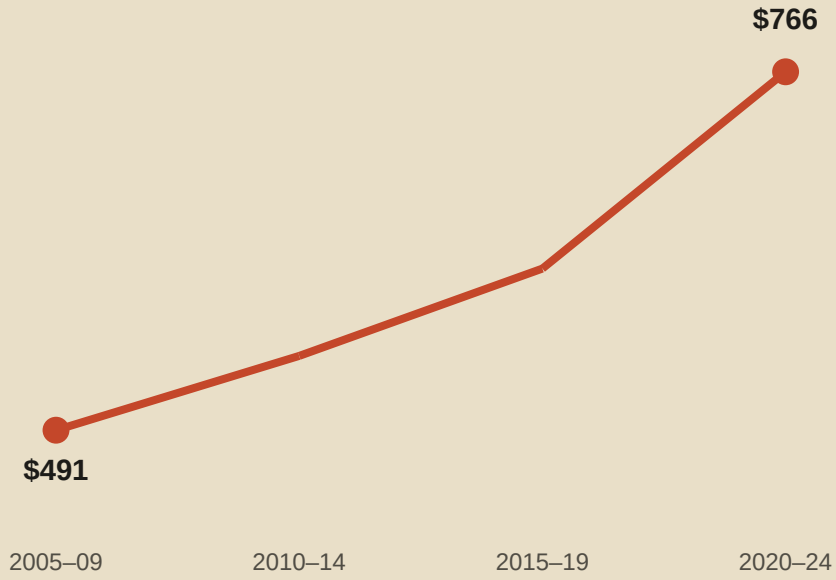
Source: Census LEHD LODES, 2023

RENT

Median rent is up 56% since the 2005–2009 survey, before inflation.

$766

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

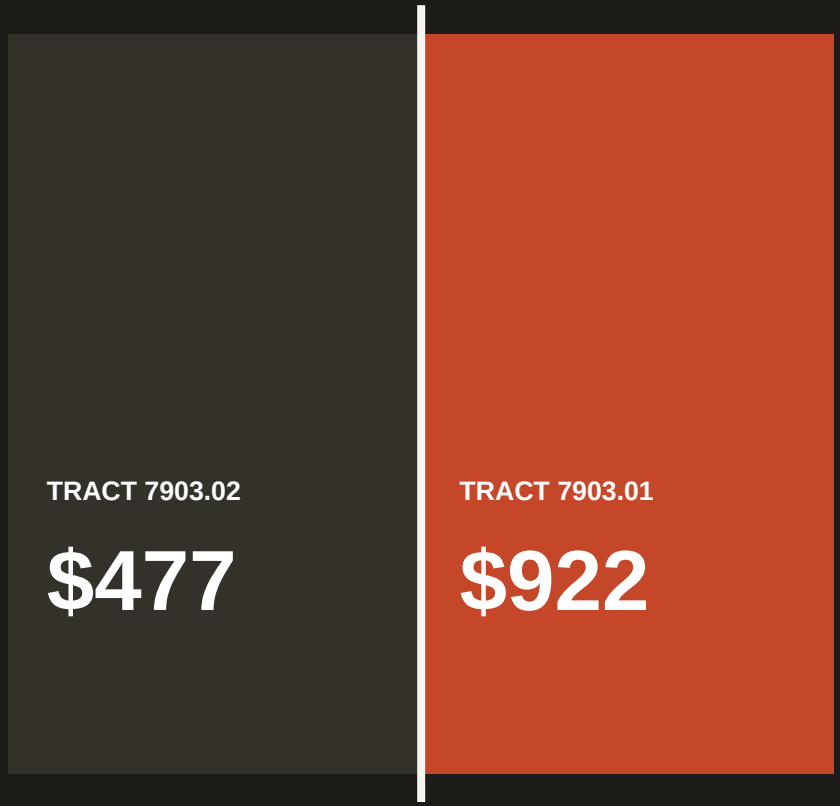


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

A $445 gap between neighbors, the sharpest rent edge between adjacent tracts in Bleckley County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

85%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 1,783 homes here.

6–15

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

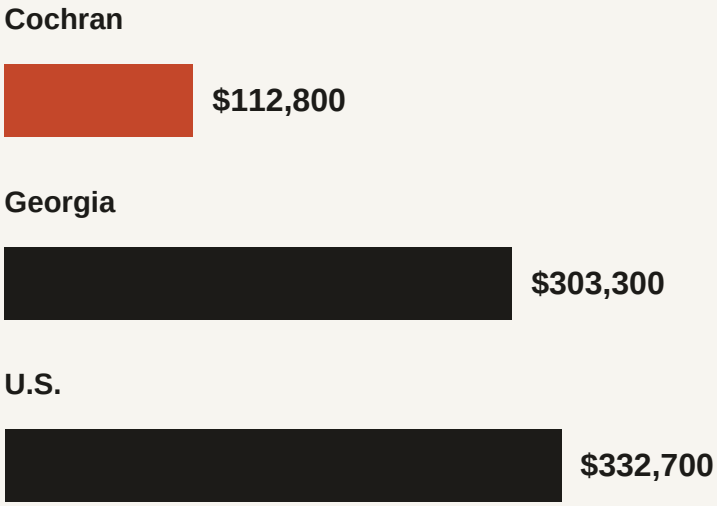
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 63% less than Georgia's.

$112,800

median home value in Cochran.



Source: Census ACS 5-year, 2020-2024

THAT WAS COCHRAN'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/cochran/**