



Dawson, Georgia.

Current market data.

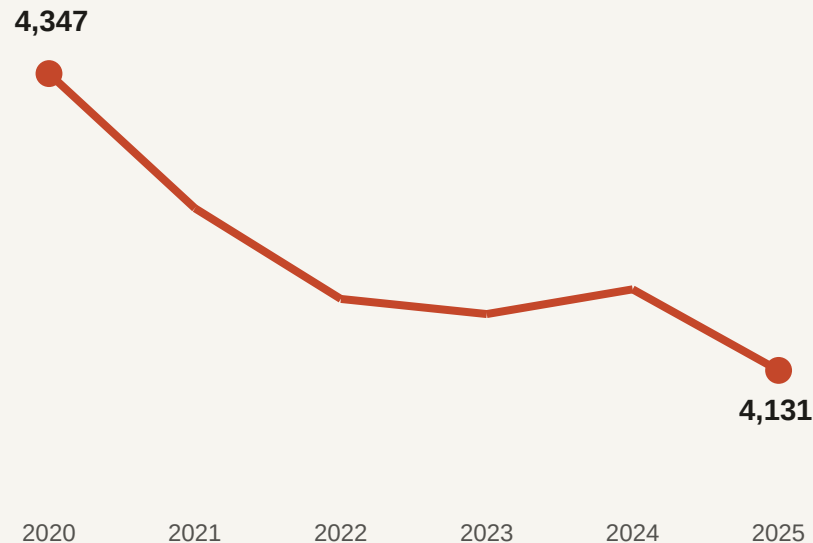
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 5.0% since 2020.

4,131

people, the 167th-largest of Georgia's cities and towns.

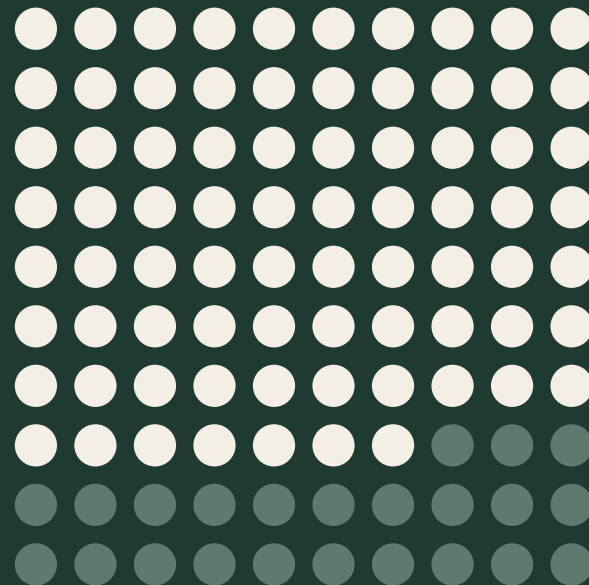


THE WORKDAY

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

76.7%

of 1,384 jobs located in Dawson are filled by in-commuters.



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

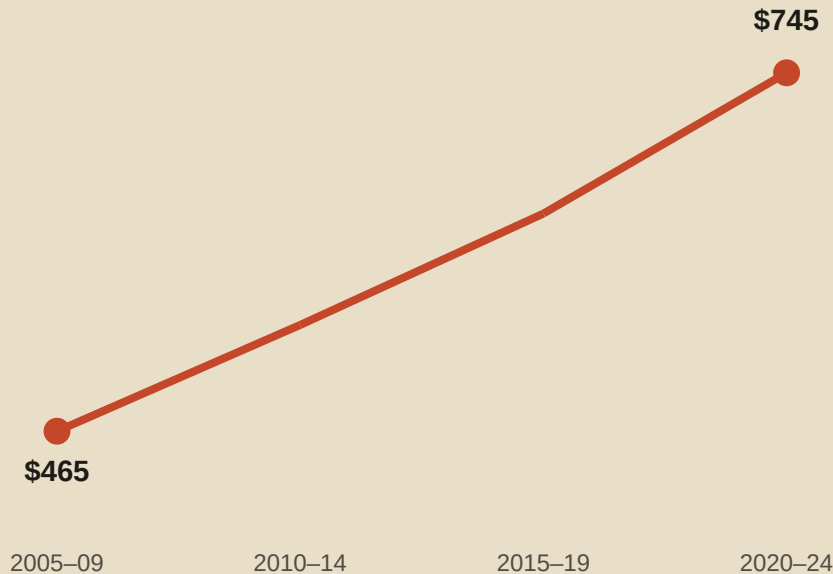


RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$745

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





THE SEAM

Cross one tract line and median rent jumps \$150.

A \$150 gap between neighbors, the sharpest rent edge between adjacent tracts in Terrell County.

TRACT 1205

\$642

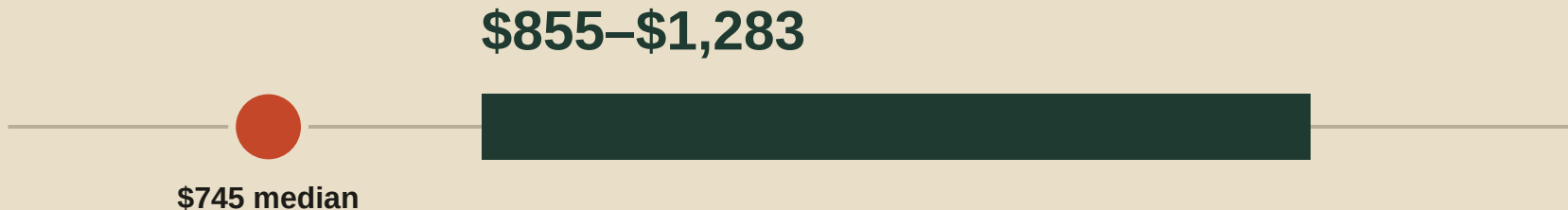
TRACT 1204

\$792



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

14

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 2,112 homes here.

7–14

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



HOME VALUE

A median home costs 65% less than Georgia's.

\$106,200

median home value in Dawson.

Dawson



\$106,200

Georgia



\$303,300

U.S.



\$332,700



THAT WAS DAWSON'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/dawson/

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