



Dawsonville, Georgia.

Current market data.

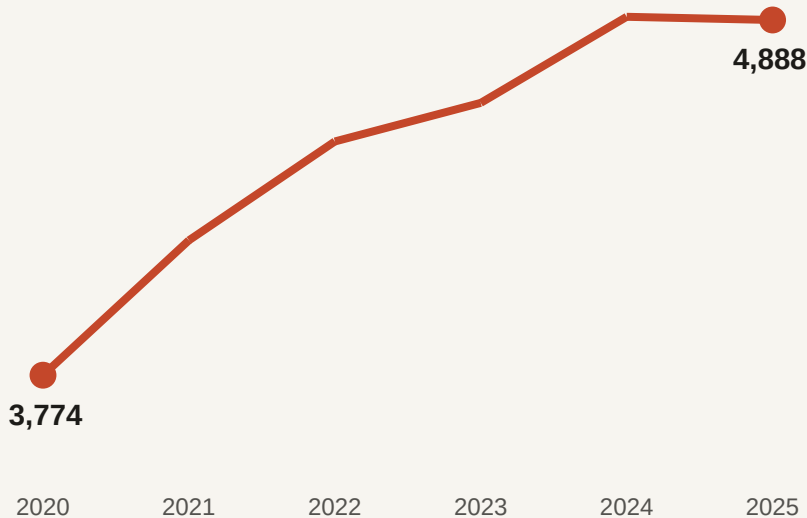
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 29.5% since
2020.**

4,888

people, the 157th-largest of Georgia's cities and towns.



THE WORKDAY

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

91.3%

of 1,728 jobs located in Dawsonville are filled by in-commuters.



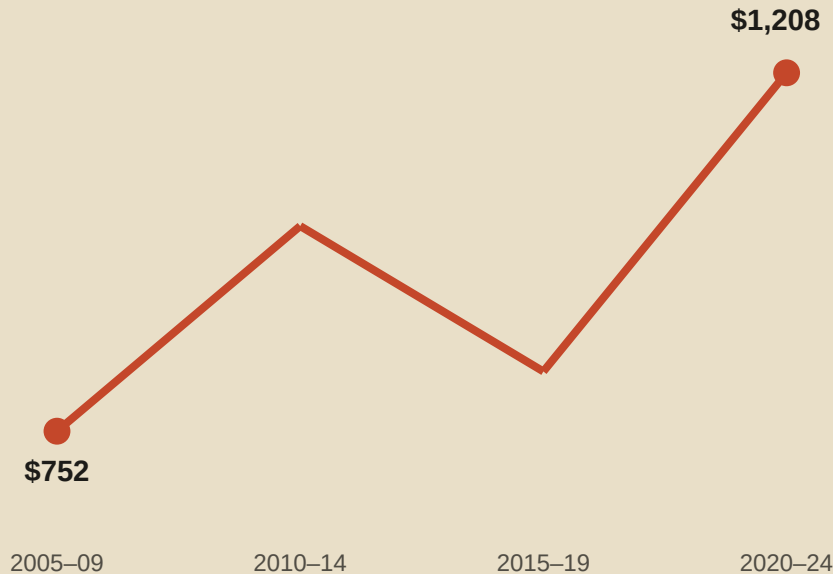
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 61%
since the 2005–2009
survey, before inflation.

\$1,208

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





THE SEAM

Cross one tract line and median rent jumps \$580.

A \$580 gap between neighbors, the sharpest rent edge between adjacent tracts in Dawson County.

TRACT 9701.02

\$1,215

TRACT 9702.05

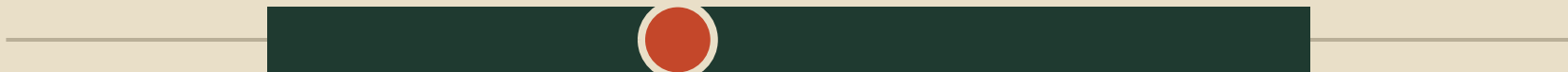
\$1,795



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,009–\$1,514



\$1,208 median

is the monthly rent range local workforce wages support.

BUILDING

34% of the housing here was built before 2000.

1,141

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

34%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 1,600 homes here.

4–17

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



HOME VALUE

A median home costs 20% more than Georgia's.

\$362,900

median home value in Dawsonville.

Dawsonville



\$362,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS DAWSONVILLE'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/dawsonville/

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