



Dearing, Georgia.

Current market data.

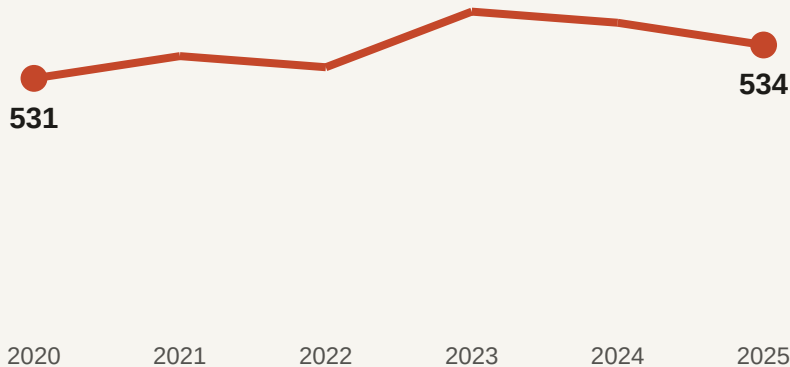
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 0.6% since 2020.

534

people, the 384th-largest of Georgia's cities and towns.

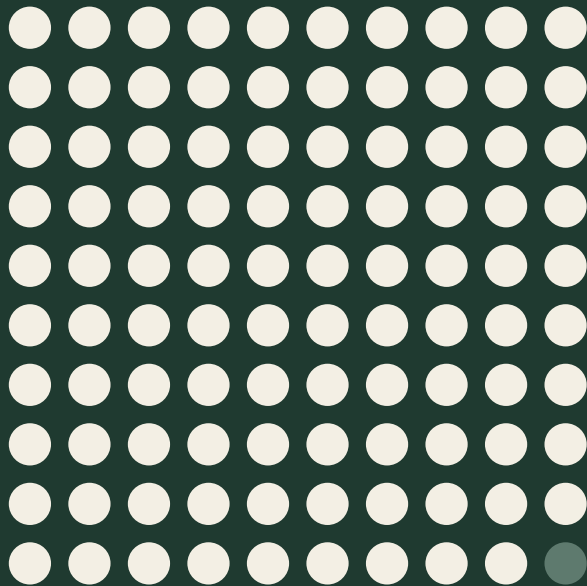


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

99.5%

of 195 jobs located in Dearing are filled by in-commuters.



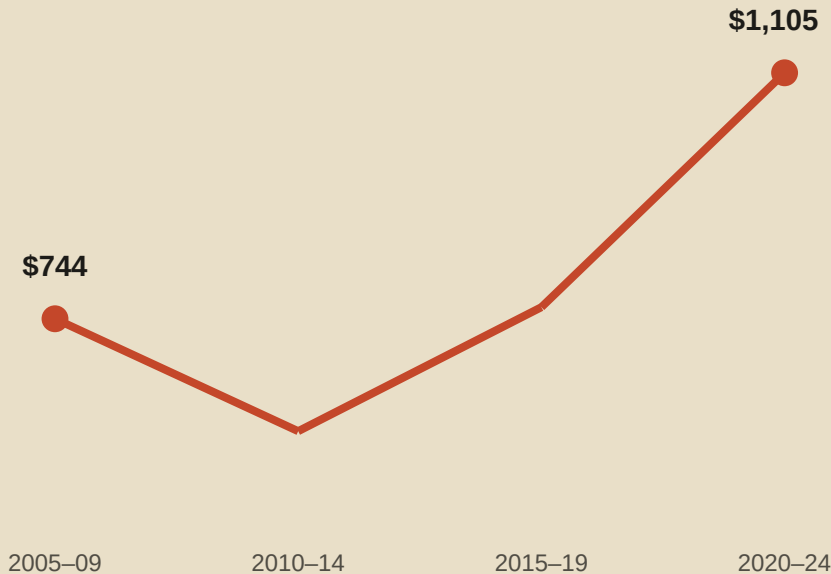
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$1,105

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





THE SEAM

Cross one tract line and median rent jumps \$130.

A \$130 gap between neighbors, the sharpest rent edge between adjacent tracts in McDuffie County.

TRACT 9504.01

\$744

TRACT 9503

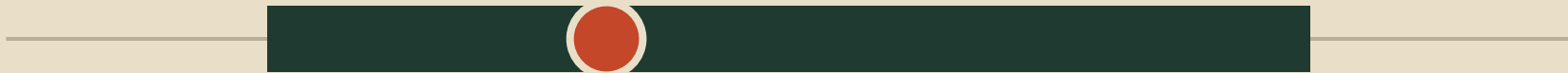
\$874



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$950–\$1,426



\$1,105 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.6% to the 312 homes here.

0–2

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



HOME VALUE

A median home costs 62% less than Georgia's.

\$114,100

median home value in Dearing.

Dearing



\$114,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS DEARING'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/dearing/**](https://almanacdata.ai/e/ga/dearing/)

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