



Douglas, Georgia.

Current market data.

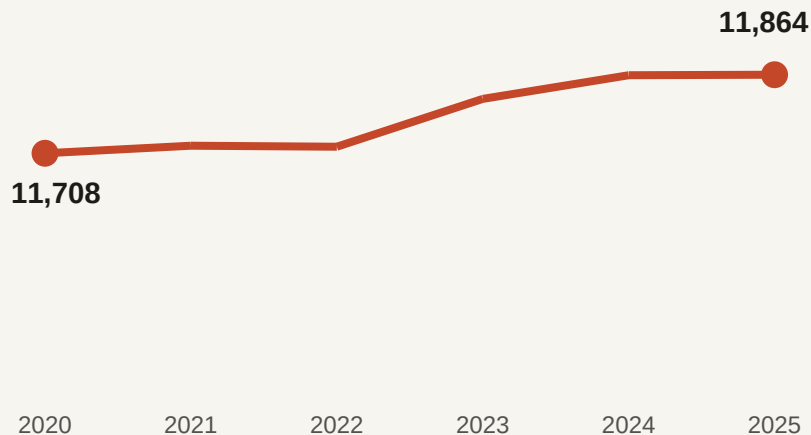
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.3% since 2020.

11,864

people, the 94th-largest of Georgia's cities and towns.

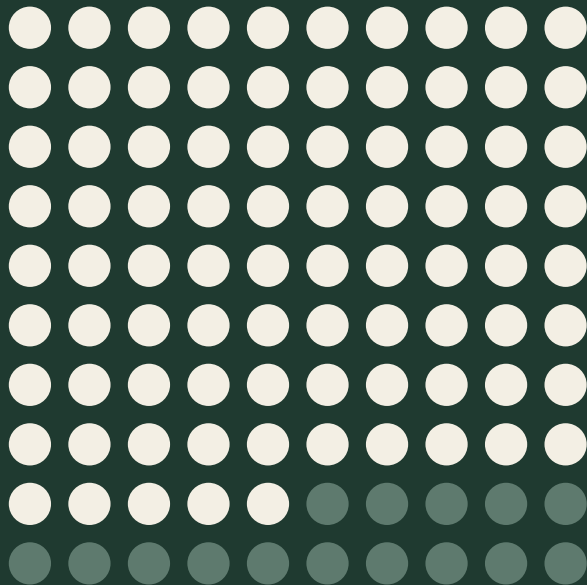


THE WORKDAY

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

85.3%

of 14,086 jobs located in Douglas are filled by in-commuters.



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

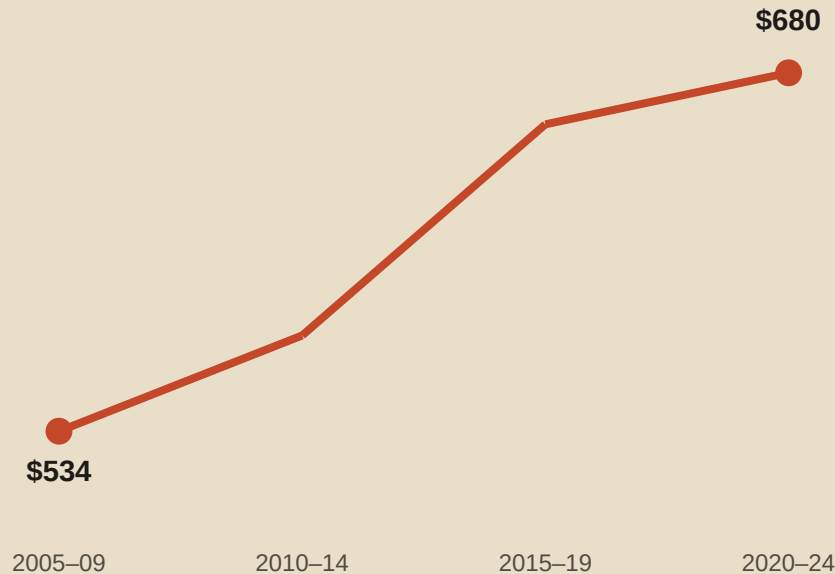


RENT

Median rent is up 27%
since the 2005–2009
survey, before inflation.

\$680

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



THE SEAM

Cross one tract line and median rent jumps \$406.

A \$406 gap between neighbors, the sharpest rent edge between adjacent tracts in Coffee County.

TRACT 103.02

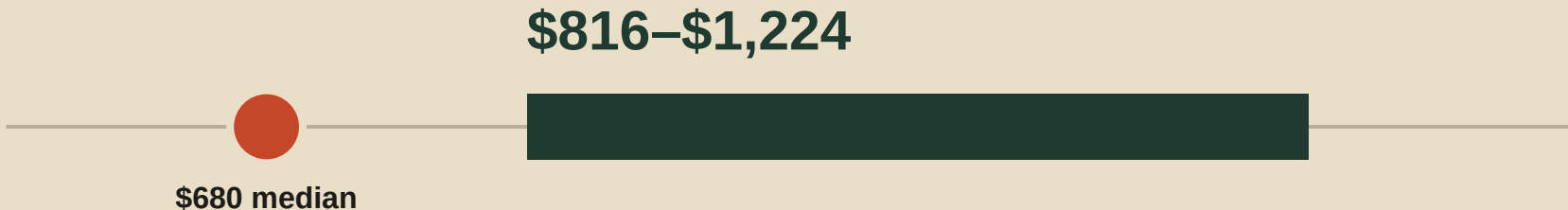
\$544

TRACT 103.01

\$950

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.

83

homes permitted, 2022–2025

35%

of those were in multifamily
buildings

83%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1–3% to the 5,325 homes here.

27–141

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



HOME VALUE

A median home costs 56% less than Georgia's.

\$133,300

median home value in Douglas.

Douglas



\$133,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS DOUGLAS'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/douglas/**](https://almanacdata.ai/e/ga/douglas/)

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