



# Eastman, Georgia.

Current market data.

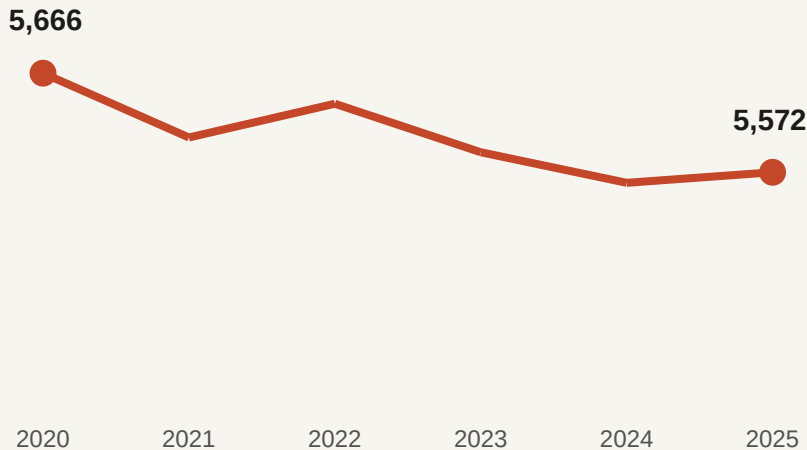
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

5,572

people, the 134th-largest of Georgia's cities and towns.



THE WORKDAY

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

85.7%

of 3,833 jobs located in Eastman are filled by in-commuters.



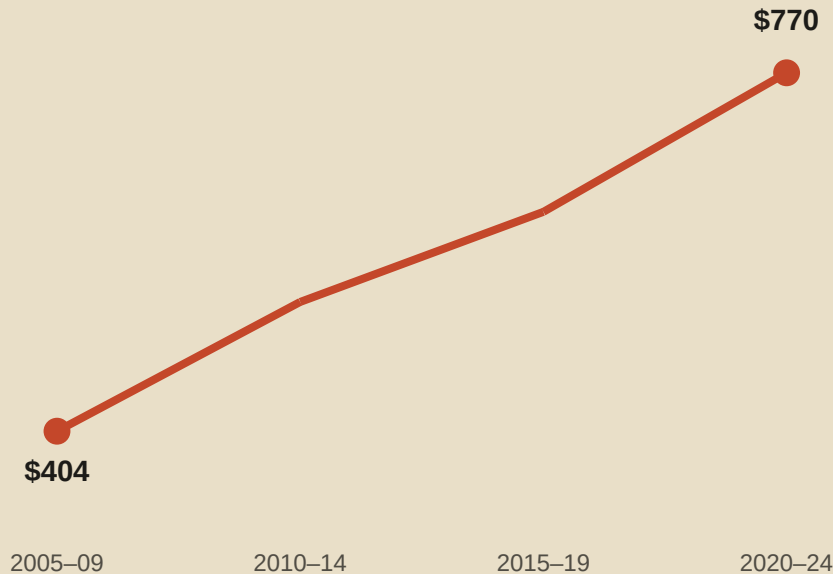
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 91%  
since the 2005–2009  
survey, before inflation.

**\$770**

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





## THE SEAM

# Cross one tract line and median rent jumps \$287.

A \$287 gap between neighbors, the sharpest rent edge between adjacent tracts in Dodge County.

TRACT 9606

**\$488**

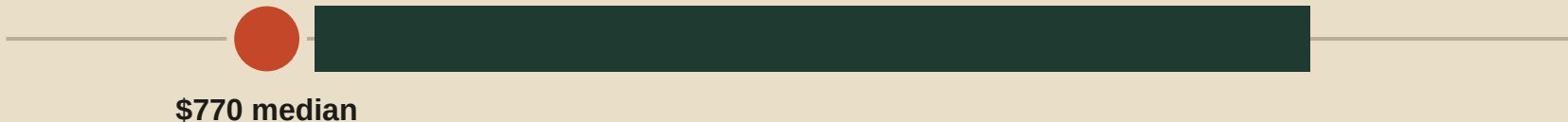
TRACT 9605

**\$775**

ROOM TO BUILD

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

**\$789–\$1,183**



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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**38**

homes permitted, 2022–2025

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**97%**

of those were in multifamily  
buildings

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**86%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–1.4% to the 2,628 homes here.**

**10–38**

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



HOME VALUE

**A median home costs 57% less than Georgia's.**

**\$129,800**

median home value in Eastman.

Eastman



\$129,800

Georgia



\$303,300

U.S.



\$332,700

THAT WAS EASTMAN'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/eastman/](https://almanacdata.ai/e/ga/eastman/)

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