Nelson, Georgia.

Current market data.

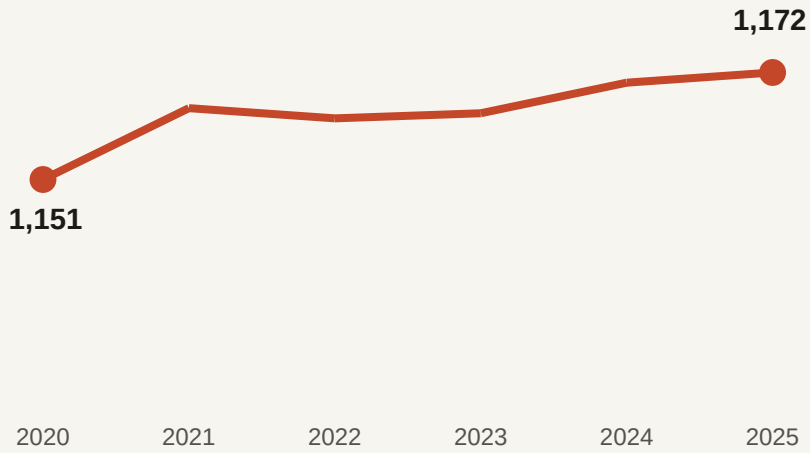
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.8% since 2020.

1,172

people, the 291st-largest of Georgia's cities and towns.



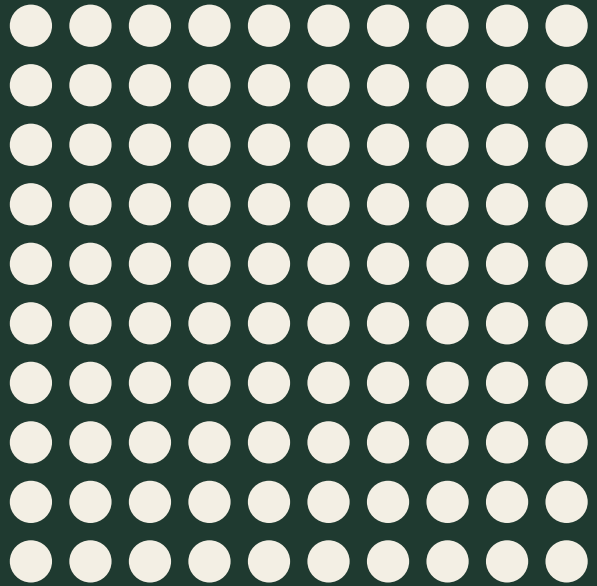
Source: Census Population Estimates, 2025

THE WORKDAY

Every job here goes to someone who lives somewhere else.

100.0%

of 75 jobs located in Nelson are filled by in-commuters.



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

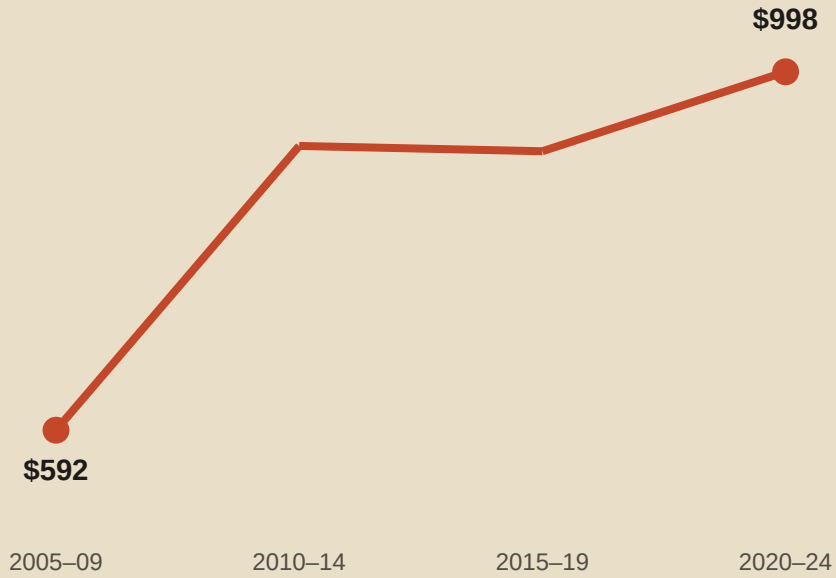
Source: Census LEHD LODES, 2023

RENT

Median rent is up 69% since the 2005–2009 survey, before inflation.

$998

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

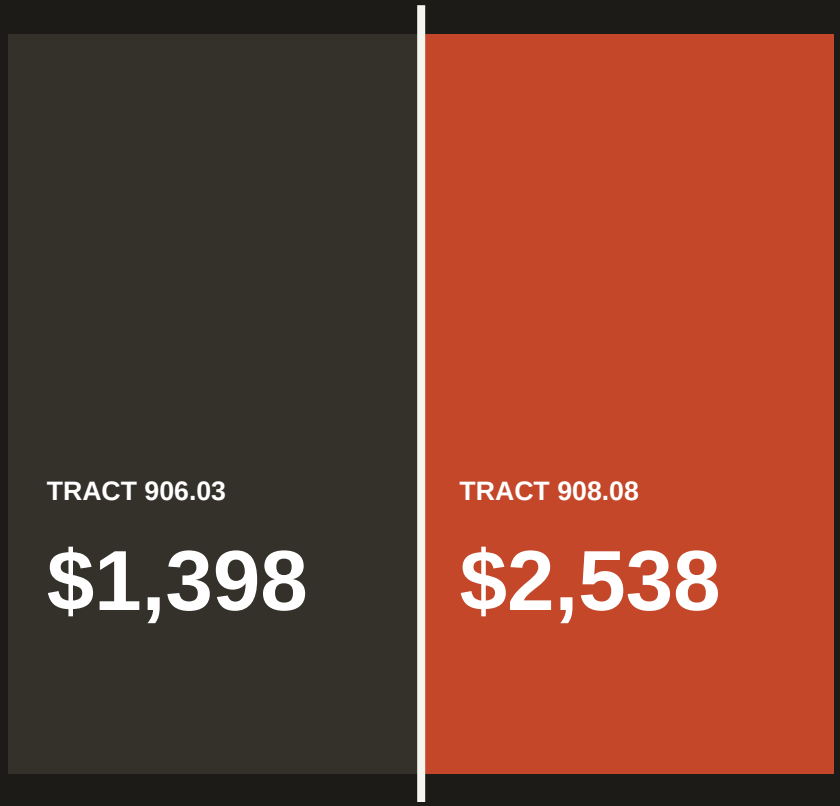


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $1,140.

A $1,140 gap between neighbors, the sharpest rent edge between adjacent tracts in Cherokee County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

72% of the housing here was built before 2000.

17

homes permitted in ten years, 2016–2025

0%

of those were in multifamily buildings

72%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2% to the 458 homes here.

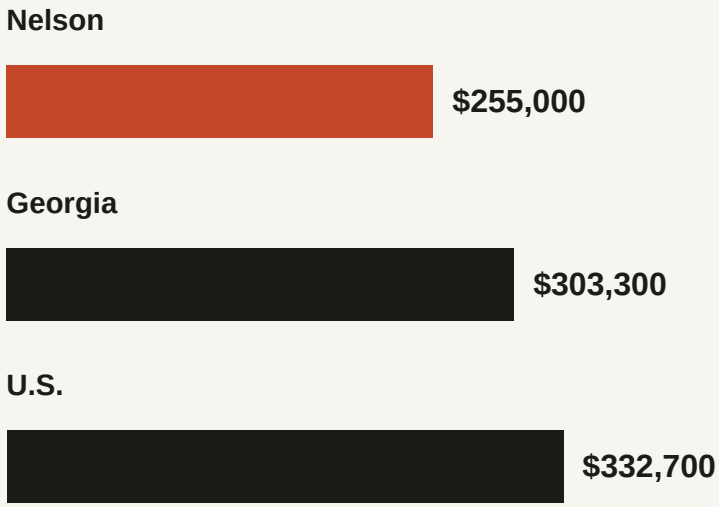
1

is the estimated number of missing housing units; all three estimates agree.

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 16% less than Georgia's.



$255,000

median home value in Nelson.

Source: Census ACS 5-year, 2020-2024

THAT WAS NELSON'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/nelson/**