



Nicholls, Georgia.

Current market data.

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

POPULATION

**Growing. Up 5.0% since
2020.**

3,317

people, the 194th-largest of Georgia's cities and towns.



THE WORKDAY

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

96.6%

of 415 jobs located in Nicholls are filled by in-commuters.



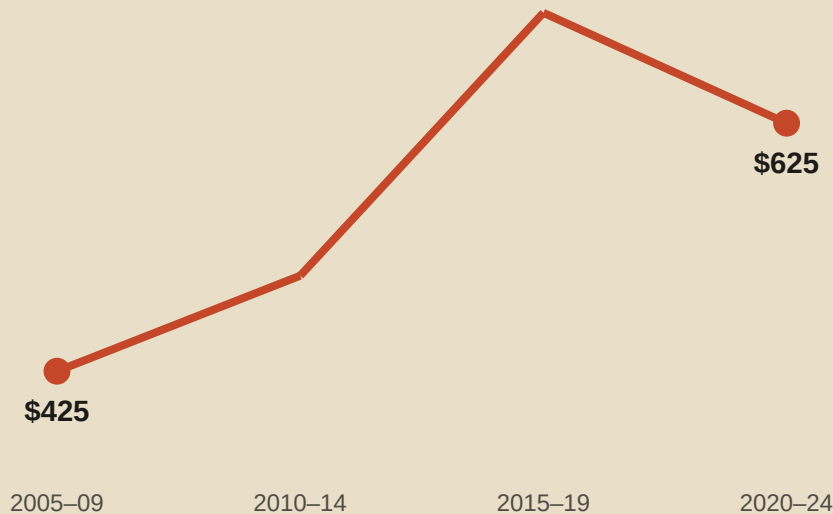
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$625

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

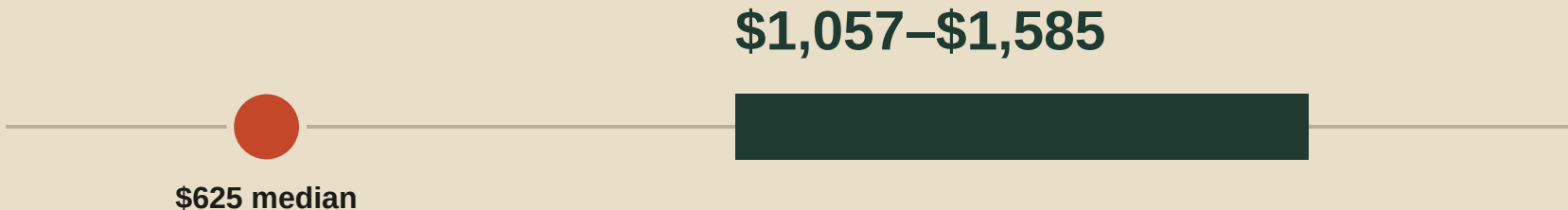
\$544

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.

91%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 387 homes here.

2–4

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



HOME VALUE

A median home costs 86% less than Georgia's.

\$42,900

median home value in Nicholls.

Nicholls



\$42,900

Georgia



\$303,300

U.S.



\$332,700



THAT WAS NICHOLLS'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/nicholls/

The Almanac · your hyper-diligent research partner