



Nicholson, Georgia.

Current market data.

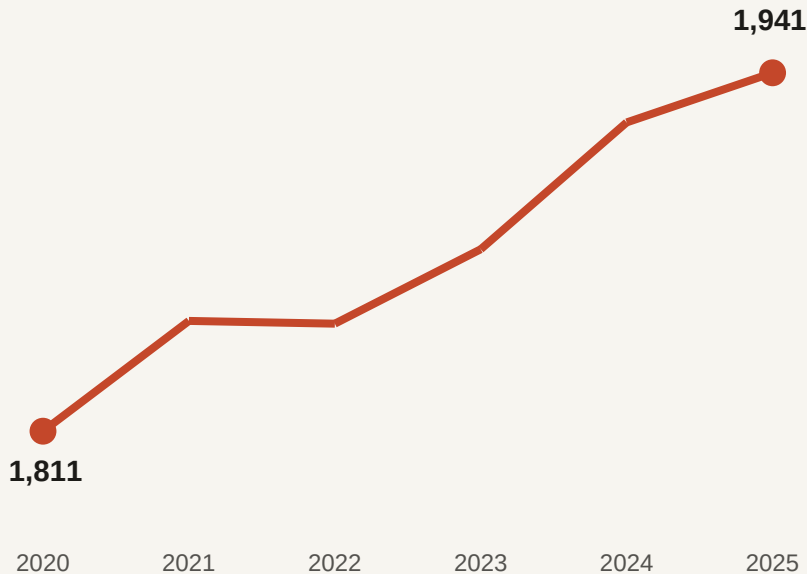
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.2% since 2020.

1,941

people, the 247th-largest of Georgia's cities and towns.



THE WORKDAY

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

92.2%

of 64 jobs located in Nicholson are filled by in-commuters.



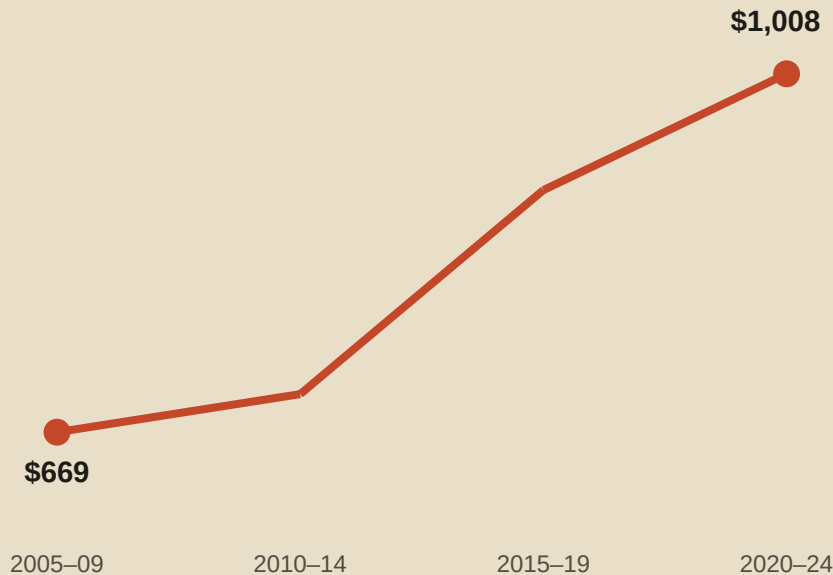
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$1,008

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,354 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 107.06

\$813

TRACT 107.05

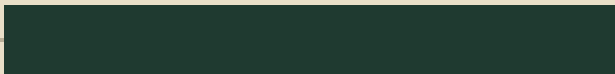
\$2,167



ROOM TO BUILD

The median rent is above what local wages can carry.

\$531–\$797



\$1,008 median

is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

13

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

56%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 861 homes here.

1–2

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



HOME VALUE

A median home costs 35% less than Georgia's.

\$197,800

median home value in Nicholson.

Nicholson



Georgia



U.S.



THAT WAS NICHOLSON'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/nicholson/**](https://almanacdata.ai/e/ga/nicholson/)

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