



# Pearson, Georgia.

Current market data.

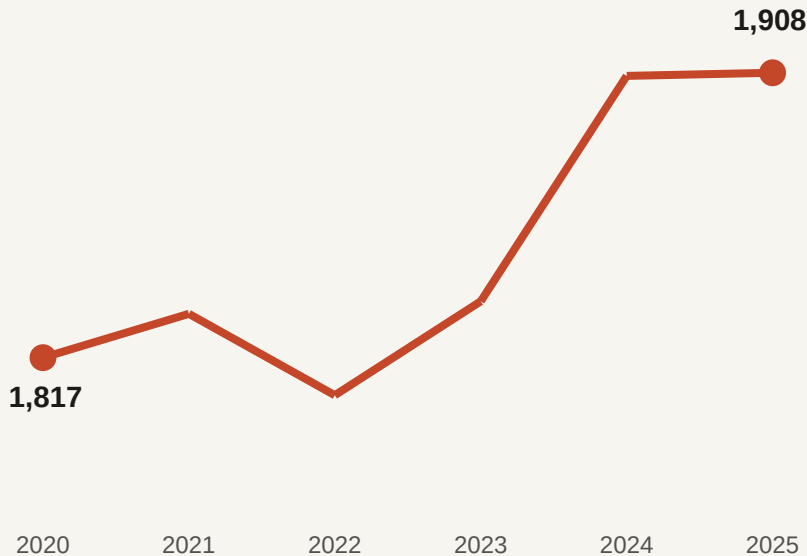
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.0% since 2020.

1,908

people, the 254th-largest of Georgia's cities and towns.



THE WORKDAY

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

88.0%

of 911 jobs located in Pearson are filled by in-commuters.



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

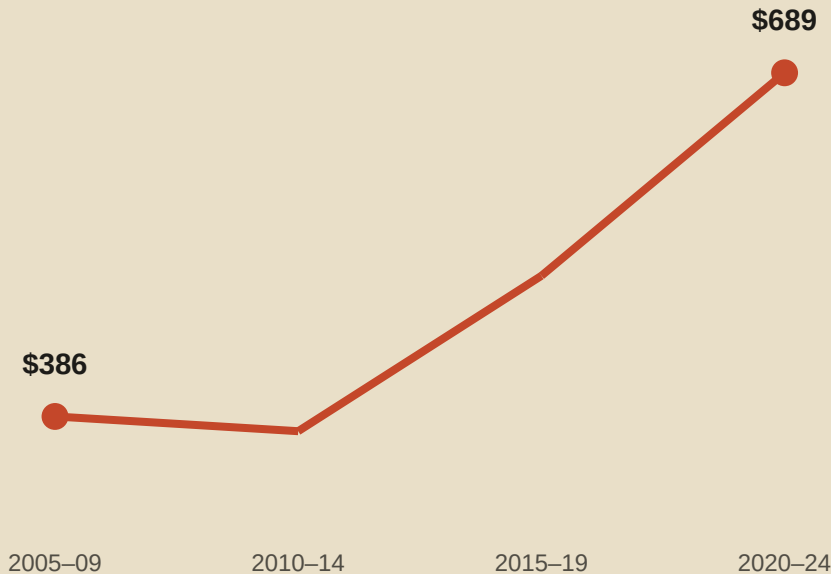


## RENT

**Median rent is up 78%  
since the 2005–2009  
survey, before inflation.**

**\$689**

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





## THE SEAM

# Cross one tract line and median rent jumps \$151.

A \$151 gap between neighbors, the sharpest rent edge between adjacent tracts in Atkinson County.

TRACT 9602

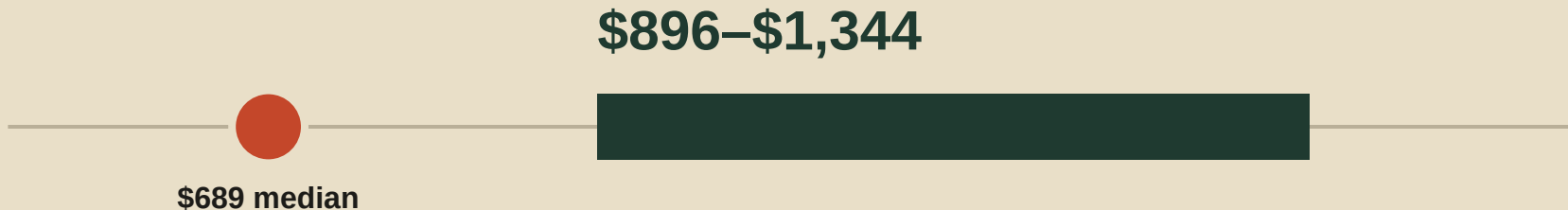
**\$682**

TRACT 9603

**\$833**

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.

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# 87%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.3–0.9% to the 965 homes here.**

**3–9**

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



## HOME VALUE

**A median home costs 78% less than Georgia's.**

**\$65,800**

median home value in Pearson.

Pearson



\$65,800

Georgia



\$303,300

U.S.



\$332,700

THAT WAS PEARSON'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/pearson/](https://almanacdata.ai/e/ga/pearson/)

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