



Plains, Georgia.

Current market data.

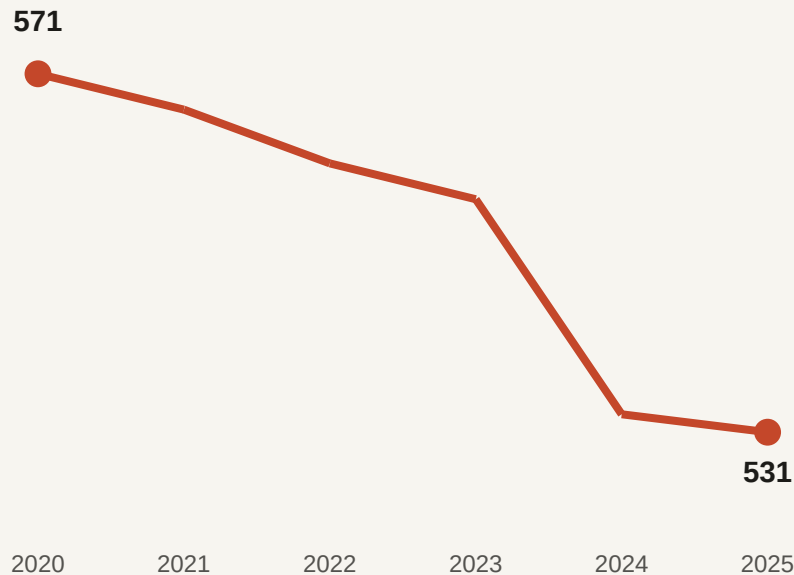
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 7.0% since 2020.

531

people, the 385th-largest of Georgia's cities and towns.



THE WORKDAY

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

95.2%

of 146 jobs located in Plains are filled by in-commuters.



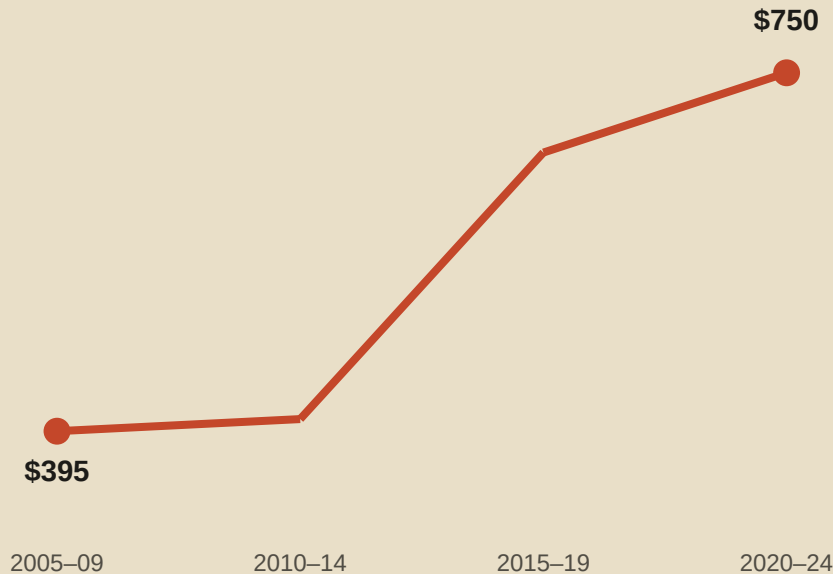
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$750

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





THE SEAM

Cross one tract line and median rent jumps \$427.

A \$427 gap between neighbors, the sharpest rent edge between adjacent tracts in Sumter County.

TRACT 9508

\$667

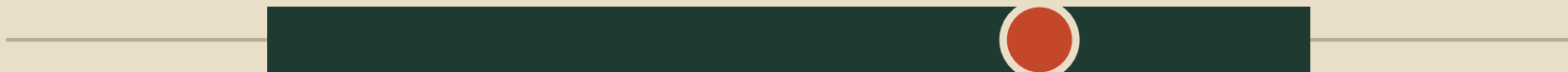
TRACT 9505

\$1,094

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$547–\$821



\$750 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

97%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.3% to the 345 homes here.

0–1

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



HOME VALUE

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

\$254,900

median home value in Plains.

Plains



\$254,900

Georgia



\$303,300

U.S.



\$332,700

THAT WAS PLAINS'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/plains/**](https://almanacdata.ai/e/ga/plains/)

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