



Santa Claus, Georgia.

Current market data.

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

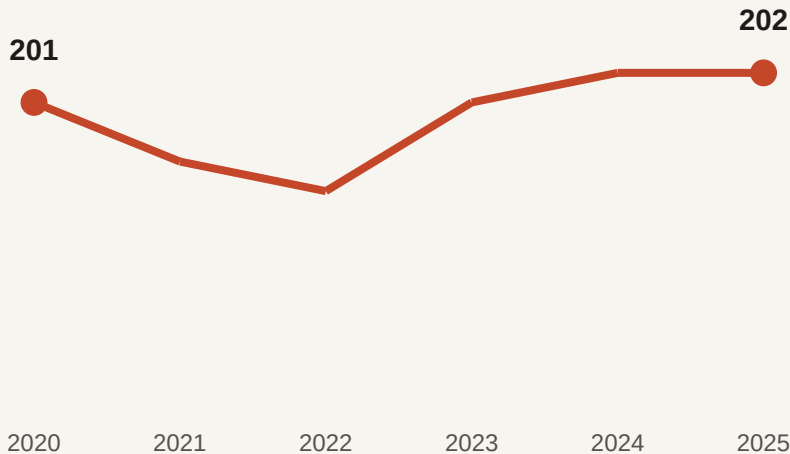


POPULATION

Growing. Up 0.5% since 2020.

202

people, the 491st-largest of Georgia's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 9 jobs located in Santa Claus are filled by in-commuters.



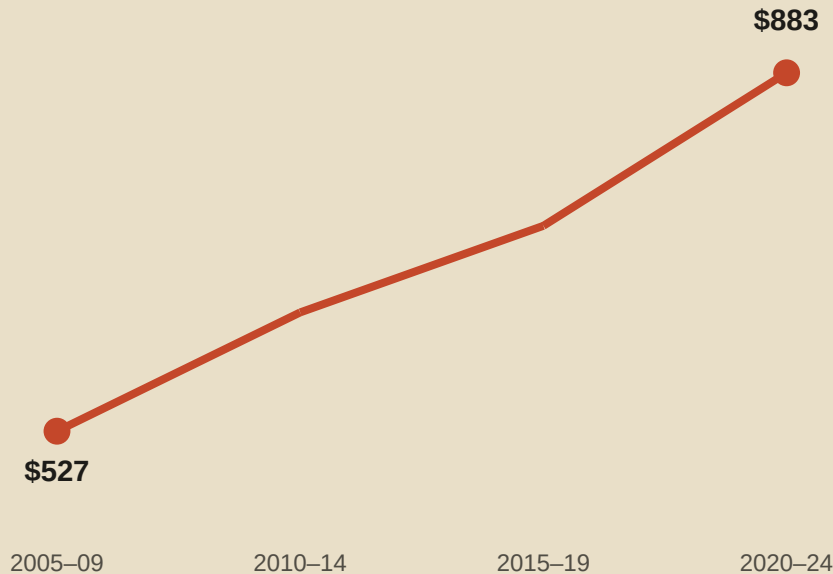
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 68%
since the 2005–2009
survey, before inflation.

\$883

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





THE SEAM

Cross one tract line and median rent jumps \$337.

A \$337 gap between neighbors, the sharpest rent edge between adjacent tracts in Toombs County.

TRACT 9701.01

\$488

TRACT 9702.01

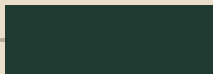
\$825



ROOM TO BUILD

The median rent is above what local wages can carry.

\$241–\$362



\$883 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

94%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 55% less than Georgia's.

\$137,500

median home value in Santa Claus.

Santa Claus



\$137,500

Georgia



\$303,300

U.S.



\$332,700



THAT WAS SANTA CLAUS'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/santa-claus/

The Almanac · your hyper-diligent research partner