



Shellman, Georgia.

Current market data.

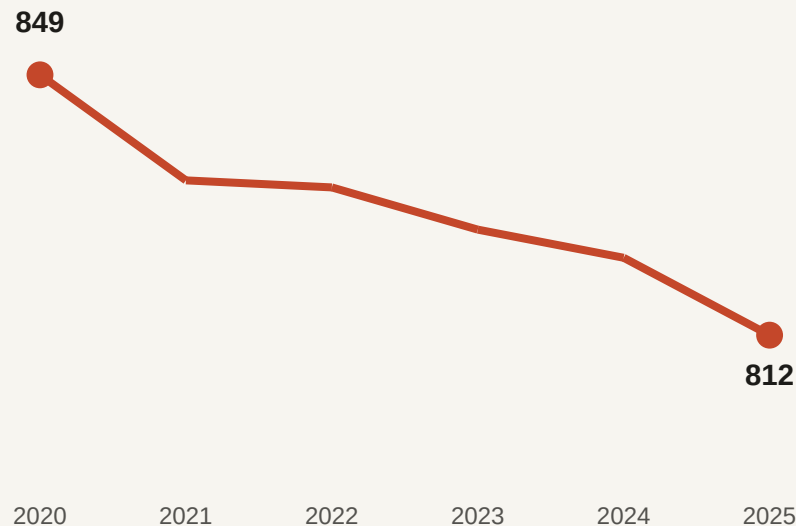
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 4.4% since 2020.

812

people, the 340th-largest of Georgia's cities and towns.

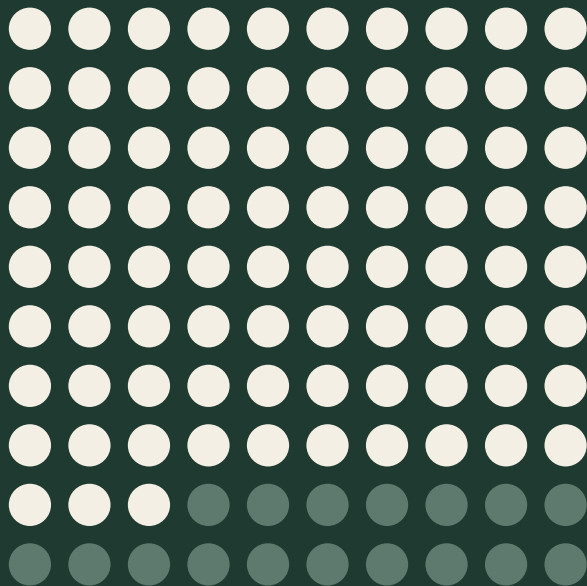


THE WORKDAY

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

82.8%

of 233 jobs located in Shellman are filled by in-commuters.



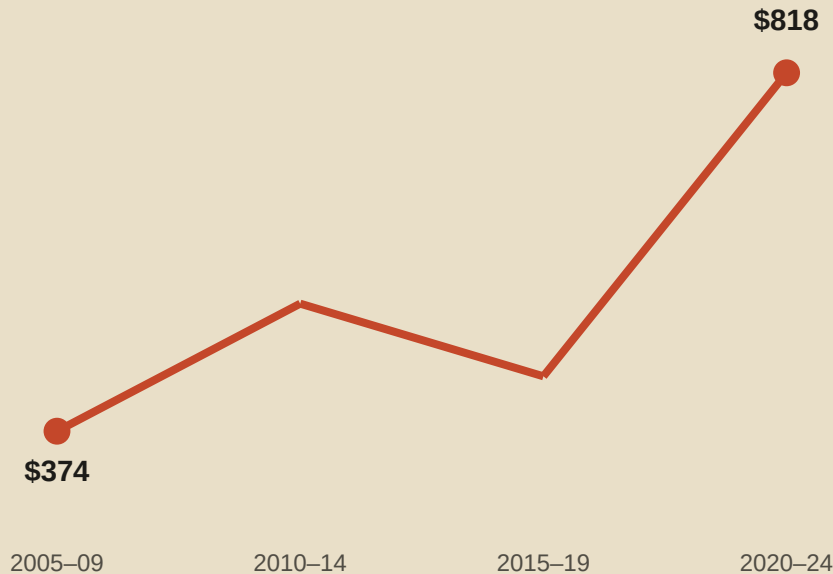
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 119%
since the 2005–2009
survey, before inflation.

\$818

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





THE SEAM

Cross one tract line and median rent jumps \$210.

A \$210 gap between neighbors, the sharpest rent edge between adjacent tracts in Randolph County.

TRACT 7902

\$596

TRACT 7901

\$806

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$649–\$974



\$818 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 525 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 68% less than Georgia's.

\$96,100

median home value in Shellman.

Shellman



\$96,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS SHELLMAN'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/shellman/**](https://almanacdata.ai/e/ga/shellman/)

The Almanac · your hyper-diligent research partner