



Swainsboro, Georgia.

Current market data.

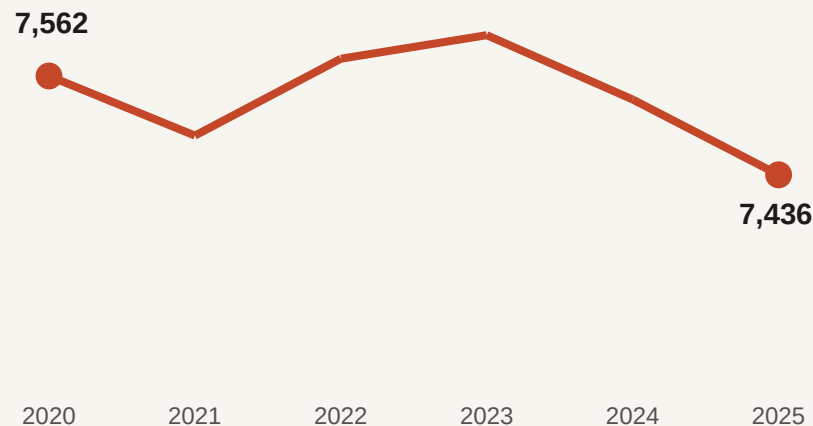
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.7% since 2020.

7,436

people, the 118th-largest of Georgia's cities and towns.



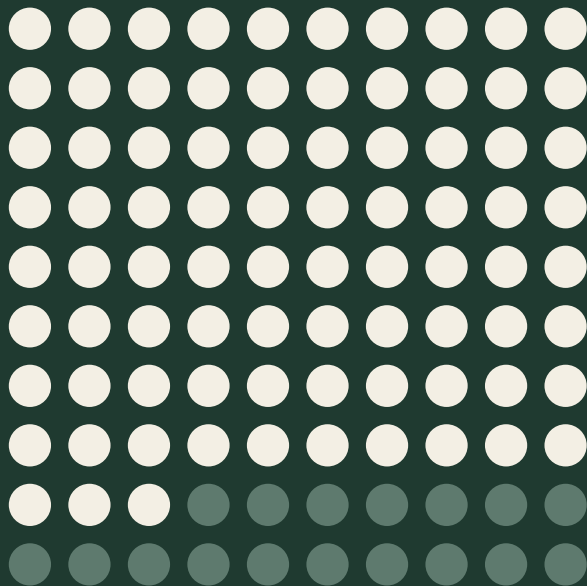
THE WORKDAY

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

82.9%

of 4,496 jobs located in Swainsboro are filled by
in-commuters.

Source: Census LEHD LODES, 2023



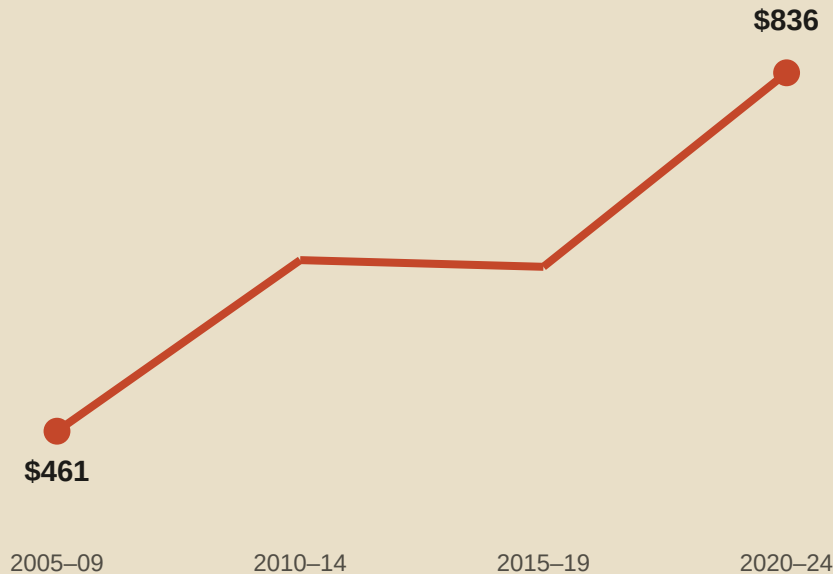
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 81%
since the 2005–2009
survey, before inflation.

\$836

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





THE SEAM

Cross one tract line and median rent doubles.

A \$698 gap between neighbors, the sharpest rent edge between adjacent tracts in Emanuel County.

TRACT 9704.01

\$296

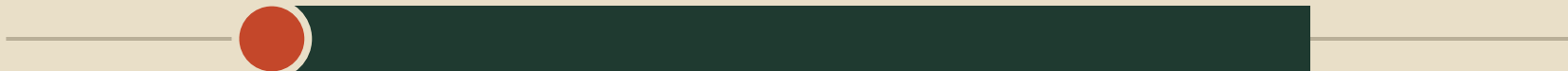
TRACT 9706.02

\$994

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$834–\$1,251



\$836 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 1% to the 3,099 homes here.

17–45

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



HOME VALUE

A median home costs 64% less than Georgia's.

\$109,300

median home value in Swainsboro.

Swainsboro



\$109,300

Georgia



\$303,300

U.S.



\$332,700

THAT WAS SWAINSBORO'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/swainsboro/

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