



Thomaston, Georgia.

Current market data.

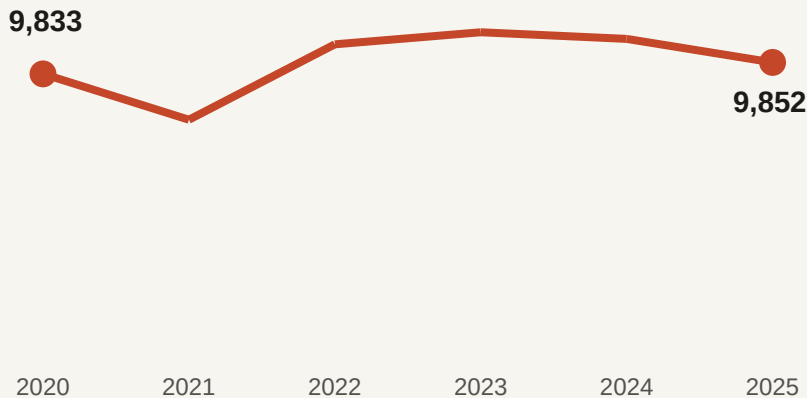
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

9,852

people, the 103rd-largest of Georgia's cities and towns.

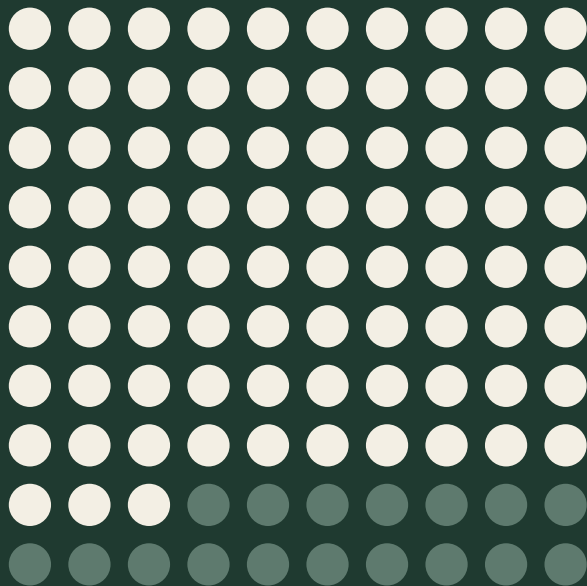


THE WORKDAY

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

82.6%

of 5,017 jobs located in Thomaston are filled by in-commuters.



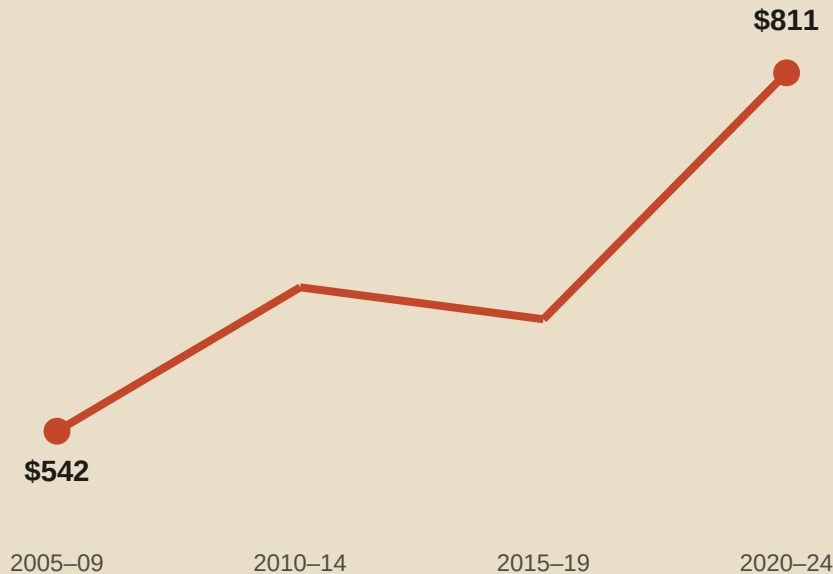
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$811

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





THE SEAM

Cross one tract line and median rent doubles.

A \$598 gap between neighbors, the sharpest rent edge between adjacent tracts in Upson County.

TRACT 106

\$498

TRACT 103

\$1,096

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.

102

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 4,895 homes here.

26–50

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



HOME VALUE

A median home costs 30% less than Georgia's.

\$211,000

median home value in Thomaston.

Thomaston



\$211,000

Georgia



\$303,300

U.S.



\$332,700

THAT WAS THOMASTON'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/thomaston/**](https://almanacdata.ai/e/ga/thomaston/)

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