



Thomson, Georgia.

Current market data.

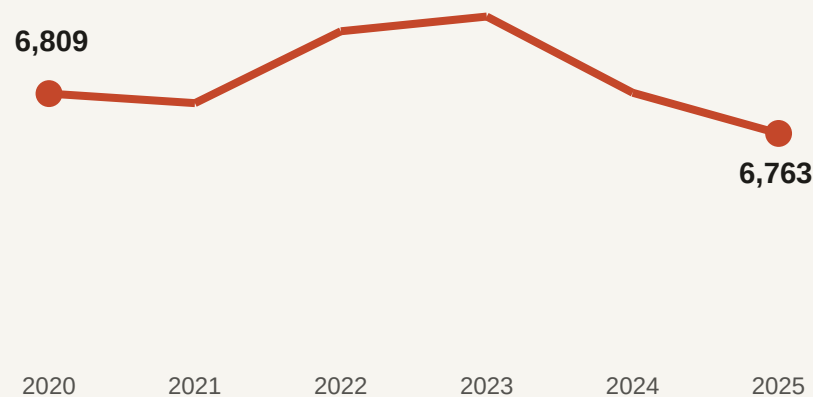
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.7% since 2020.

6,763

people, the 122nd-largest of Georgia's cities and towns.



THE WORKDAY

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

86.5%

of 3,345 jobs located in Thomson are filled by in-commuters.



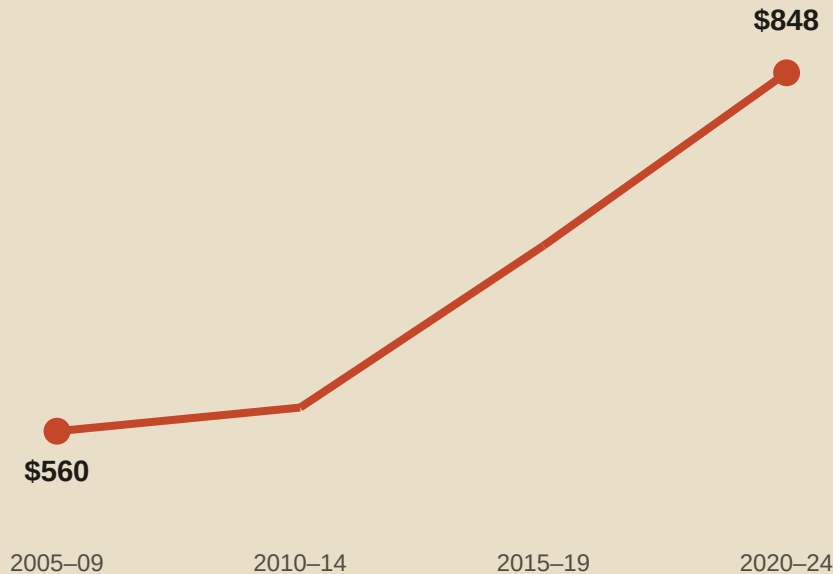
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 51%
since the 2005–2009
survey, before inflation.

\$848

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





THE SEAM

Cross one tract line and median rent jumps \$130.

A \$130 gap between neighbors, the sharpest rent edge between adjacent tracts in McDuffie County.

TRACT 9504.01

\$744

TRACT 9503

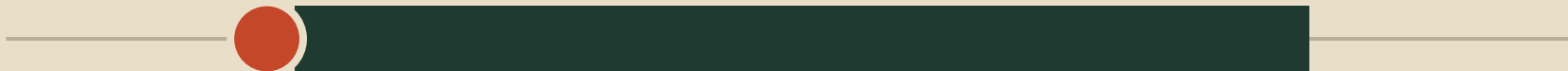
\$874



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$860–\$1,290



\$848 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 2,776 homes here.

14–33

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



HOME VALUE

A median home costs 47% less than Georgia's.

\$161,100

median home value in Thomson.

Thomson



\$161,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS THOMSON'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/thomson/**](https://almanacdata.ai/e/ga/thomson/)

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