



Toccoa, Georgia.

Current market data.

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

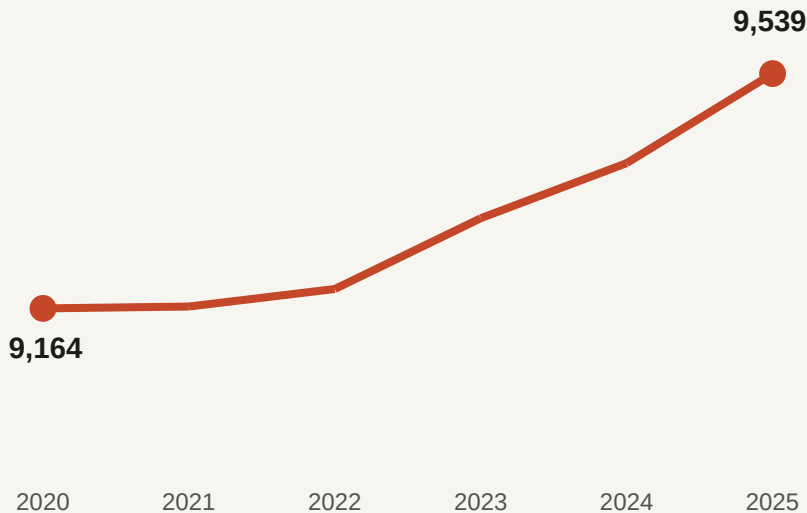


POPULATION

**Growing. Up 4.1% since
2020.**

9,539

people, the 105th-largest of Georgia's cities and towns.

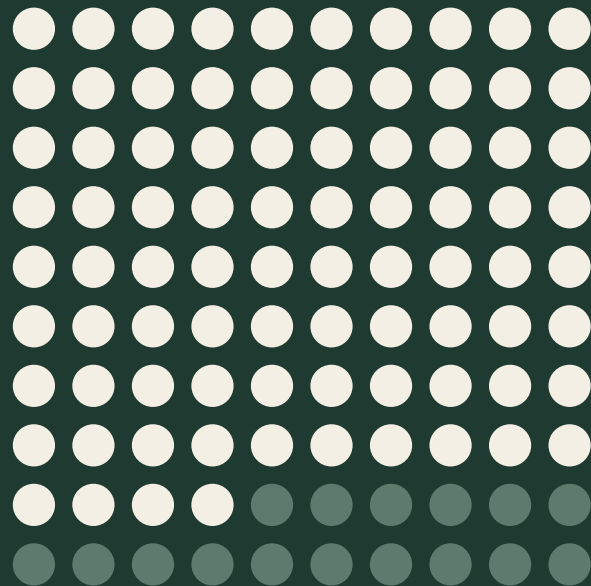


THE WORKDAY

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

83.8%

of 4,820 jobs located in Toccoa are filled by in-commuters.



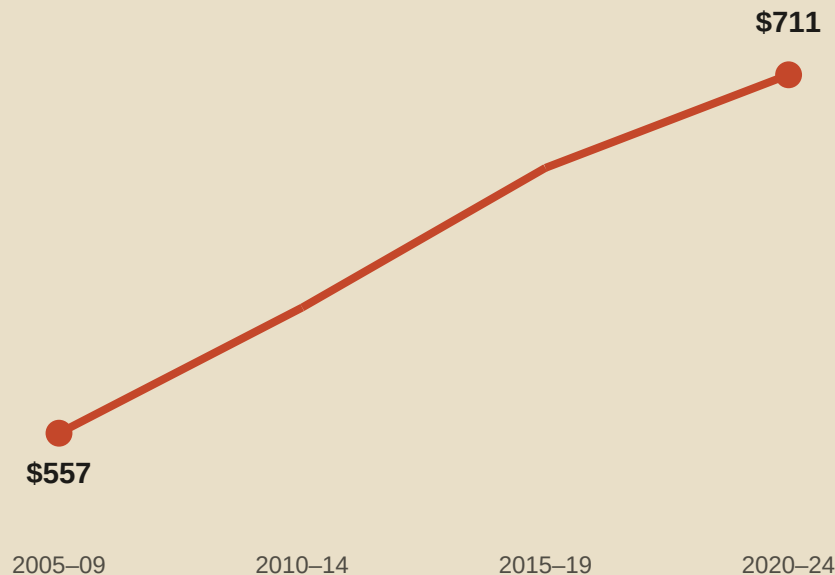
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 28%
since the 2005–2009
survey, before inflation.**

\$711

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





THE SEAM

Cross one tract line and median rent jumps \$411.

A \$411 gap between neighbors, the sharpest rent edge between adjacent tracts in Stephens County.

TRACT 9703.02

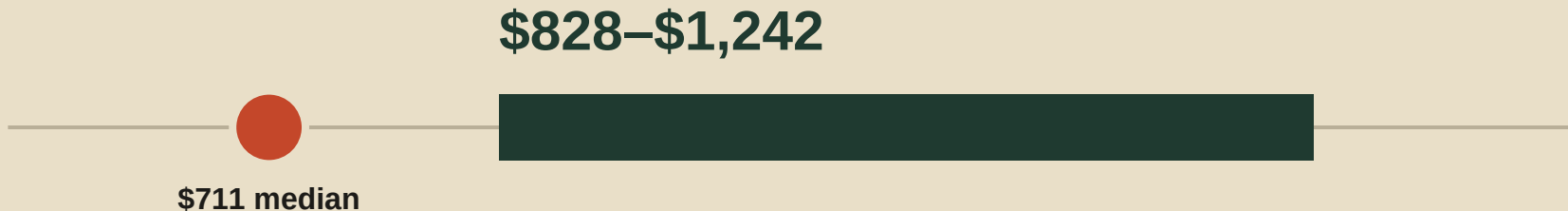
\$740

TRACT 9702.02

\$1,151

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.

107

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.2% to the 4,007 homes here.

16–48

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



HOME VALUE

A median home costs 41% less than Georgia's.

\$178,100

median home value in Toccoa.

Toccoa



\$178,100

Georgia



\$303,300

U.S.



\$332,700

THAT WAS TOCCOA'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/toccoa/**](https://almanacdata.ai/e/ga/toccoa/)

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