



Twin City, Georgia.

Current market data.

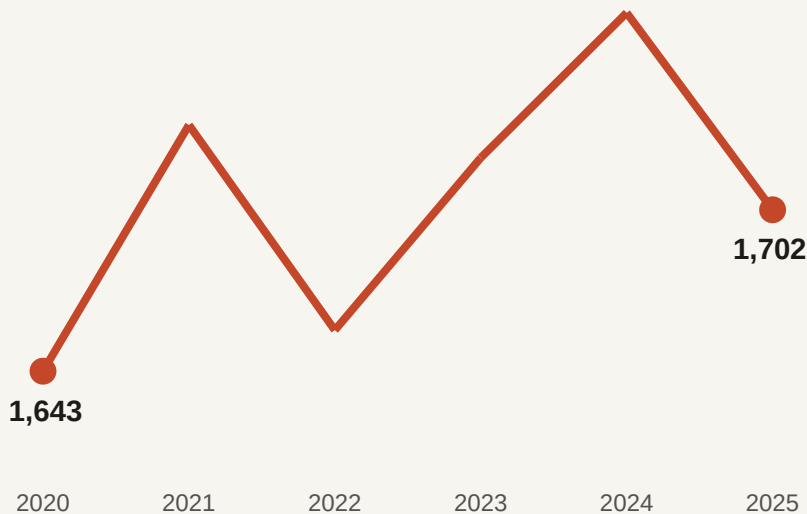
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.6% since 2020.

1,702

people, the 265th-largest of Georgia's cities and towns.



THE WORKDAY

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

88.6%

of 429 jobs located in Twin City are filled by in-commuters.



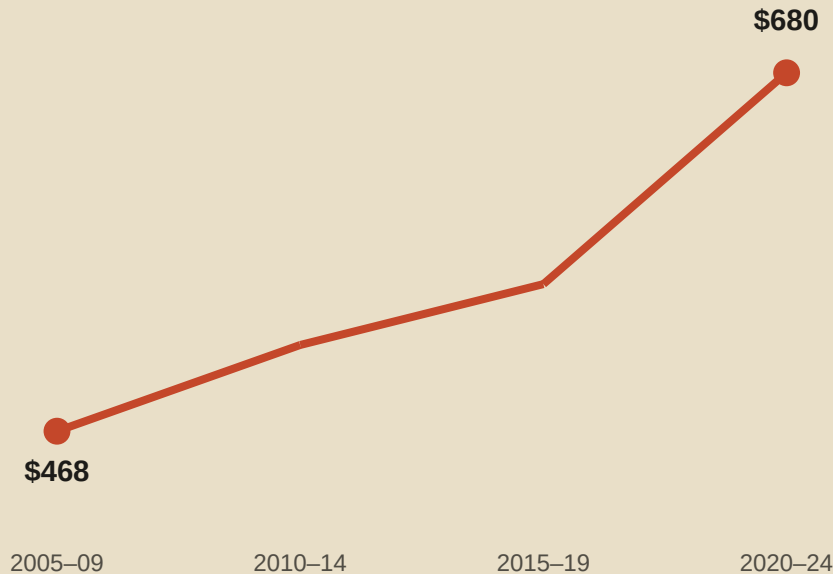
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$680

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

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.

0

homes permitted, 2022–2025

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 829 homes here.

2–4

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



HOME VALUE

A median home costs 79% less than Georgia's.

\$63,500

median home value in Twin City.

Twin City



\$63,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS TWIN CITY'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/twin-city/**](https://almanacdata.ai/e/ga/twin-city/)

The Almanac · your hyper-diligent research partner