



ZIP 30538, Toccoa, Georgia.

Current market data.

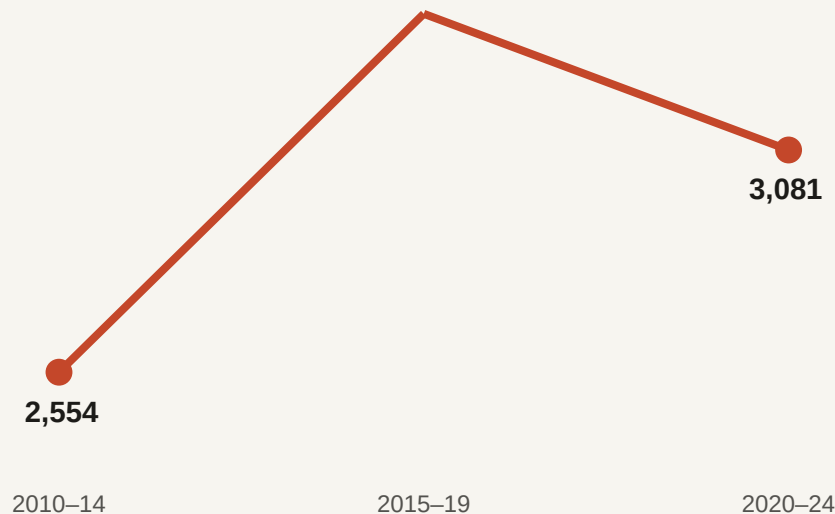
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

3,081 people call ZIP
30538 home.

3,081

people.



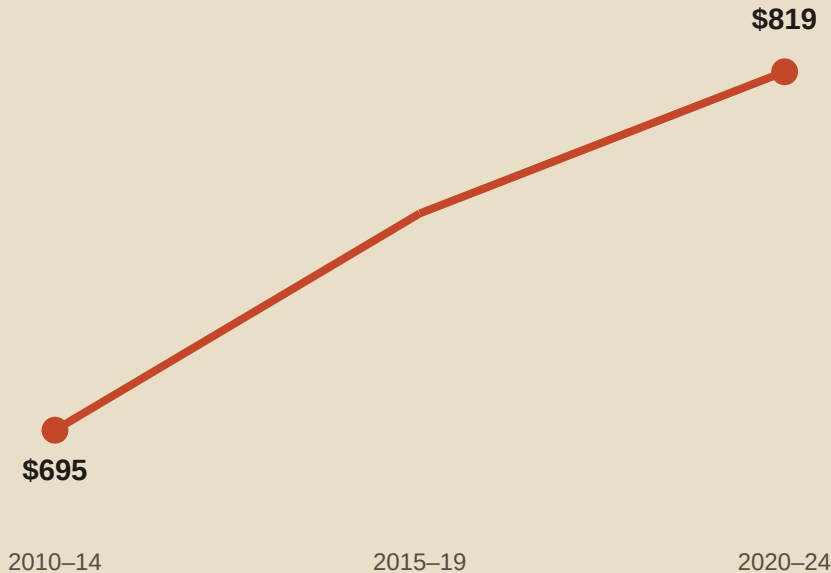


RENT

Median rent is up 18%
since the 2010–2014
survey, before inflation.

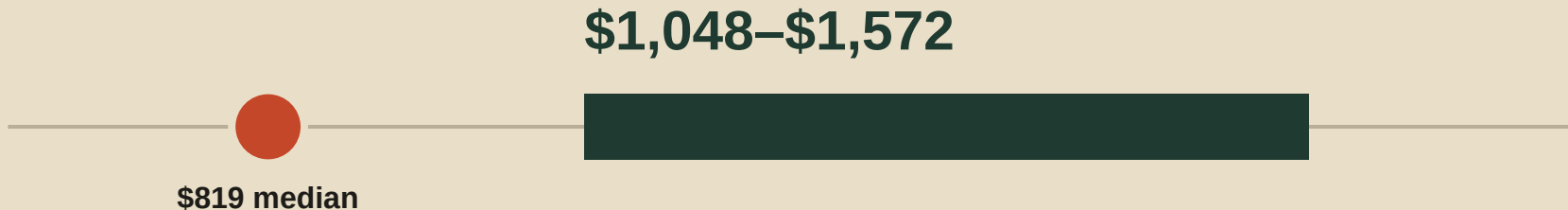
\$819

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



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

75% of the housing here was built before 2000.

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–1.3% to the 1,422 homes here.

1–18

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



HOME VALUE

A median home costs 53% less than Georgia's.

\$141,500

median home value in ZIP 30538.

ZIP 30538



\$141,500

Georgia



\$303,300

U.S.



\$332,700

THAT WAS ZIP 30538'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/zip/30538/

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