ZIP 30565, Nicholson, Georgia.

Current market data.

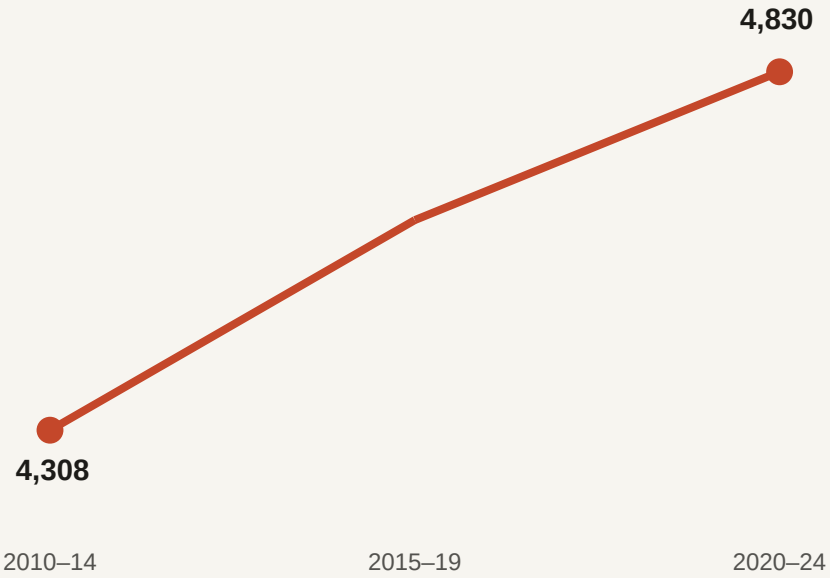
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

4,830 people call ZIP 30565 home.

4,830

people.



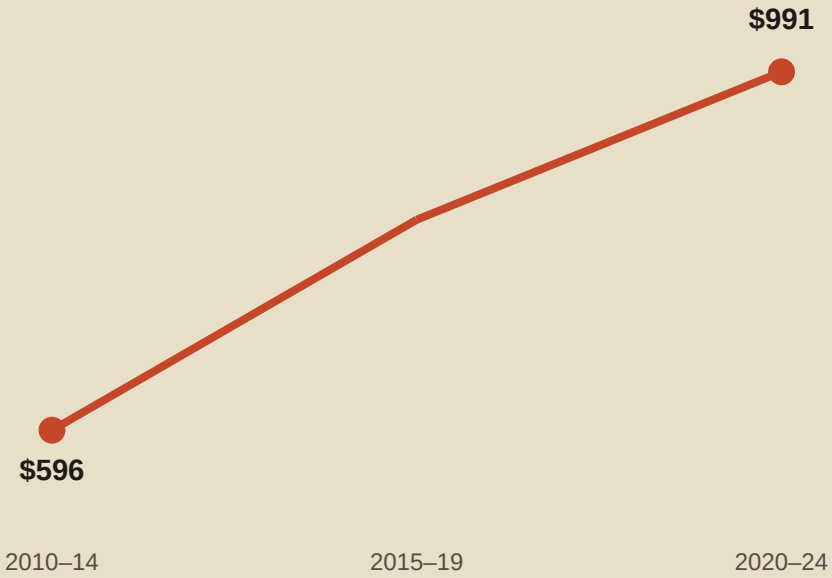
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 66% since the 2010–2014 survey, before inflation.

$991

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent is above what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

66% of the housing here was built before 2000.

66%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–0.2% to the 1,939 homes here.

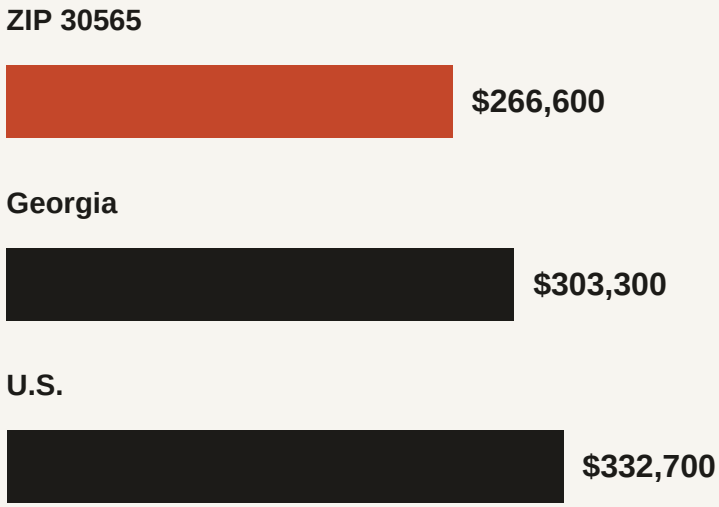
2–4

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 12% less than Georgia's.



$266,600

median home value in ZIP 30565.

Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 30565'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/30565/**