ZIP 31549, Lumber City, Georgia.

Current market data.

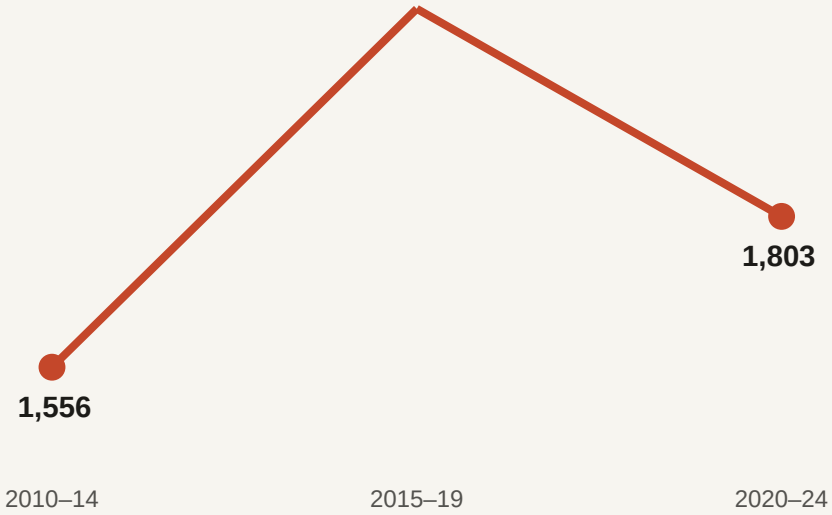
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

1,803 people call ZIP 31549 home.

1,803

people.



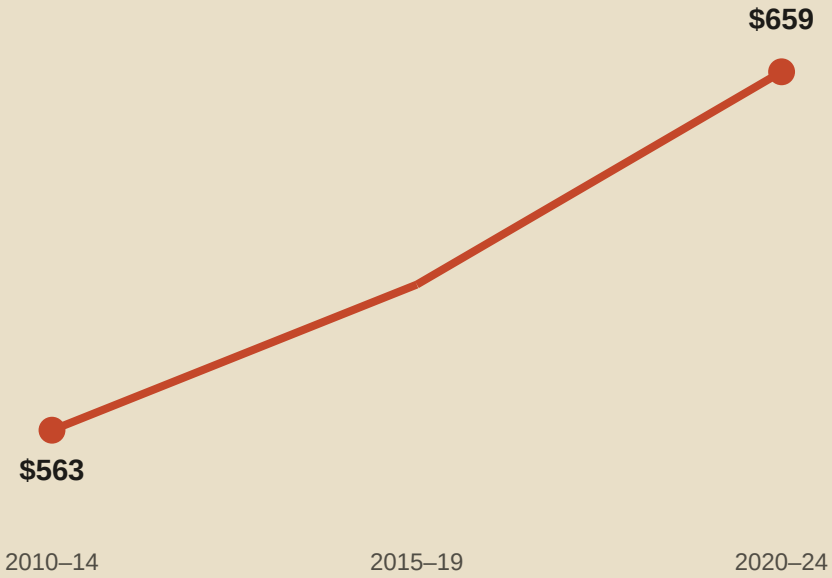
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 17% since the 2010–2014 survey, before inflation.

$659

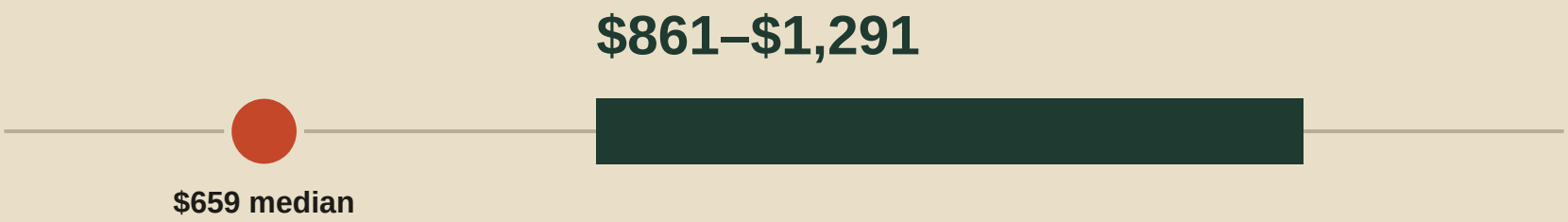
a month. Georgia's median is $1,393.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

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

BUILDING

72% of the housing here was built before 2000.

72%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.3% to the 887 homes here.

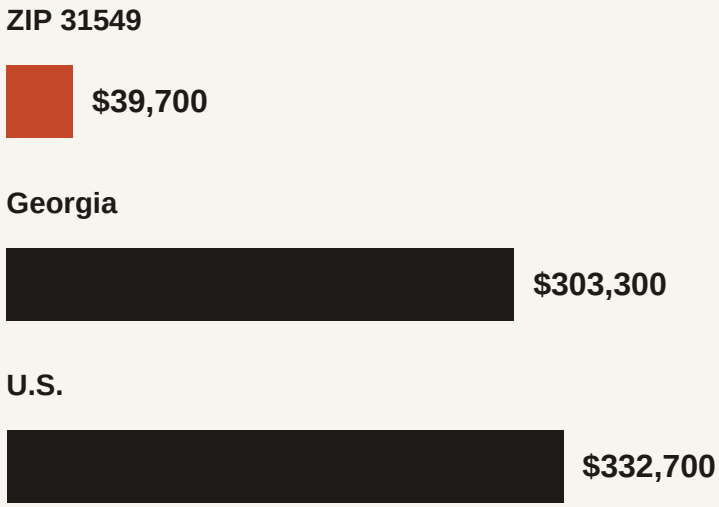
2–3

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 87% less than Georgia's.



$39,700

median home value in ZIP 31549.

Source: Census ACS 5-year, 2015-2019

THAT WAS ZIP 31549'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/31549/**