



Athens, Tennessee.

Current market data.

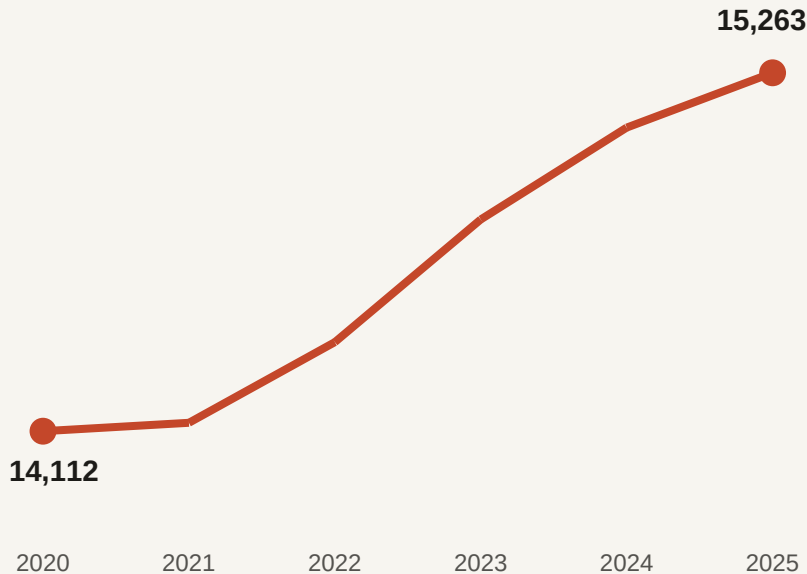
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.2% since 2020.

15,263

people, the 42nd-largest of Tennessee's cities and towns.

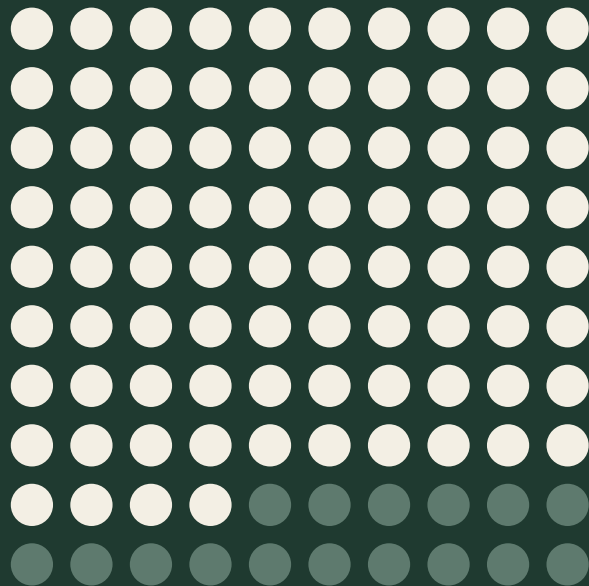


THE WORKDAY

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

84.4%

of 12,762 jobs located in Athens are filled by in-commuters.



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

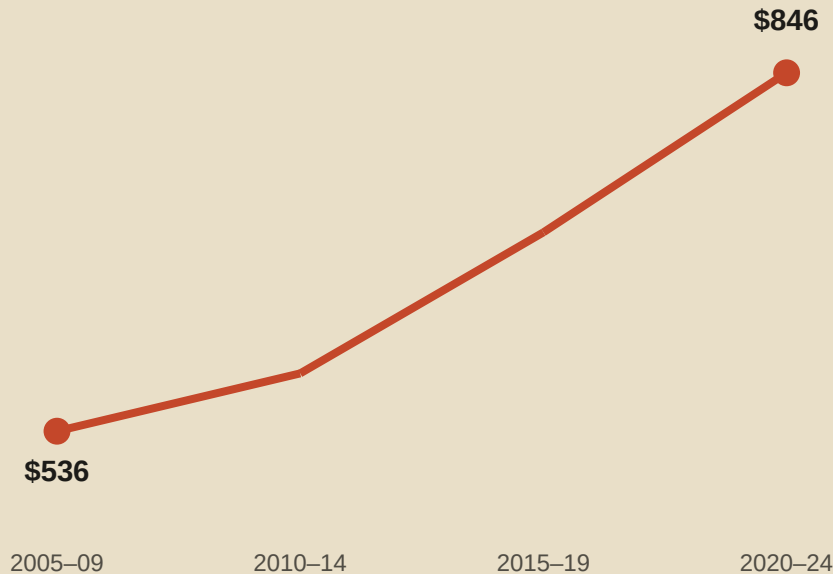


RENT

**Median rent is up 58%
since the 2005–2009
survey, before inflation.**

\$846

a month. Tennessee's median is \$1,189.





THE SEAM

Cross one tract line and median rent doubles.

A \$661 gap between neighbors, the sharpest rent edge between adjacent tracts in McMinn County.

TRACT 9708.02

\$714

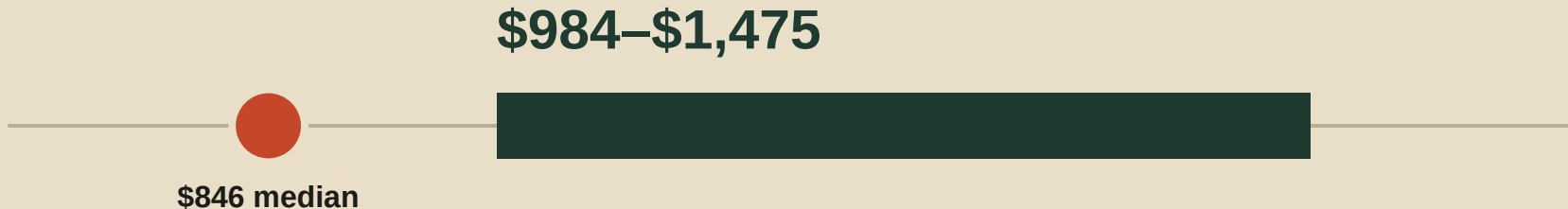
TRACT 9704.02

\$1,375



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.

259

homes permitted, 2022–2025

19%of those were in multifamily
buildings

82%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.9% to the 6,669 homes here.

25–128

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



HOME VALUE

A median home costs 22% less than Tennessee's.

\$225,000

median home value in Athens.

Athens



\$225,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ATHENS'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/tn/athens/

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