



Berry Hill, Tennessee.

Current market data.

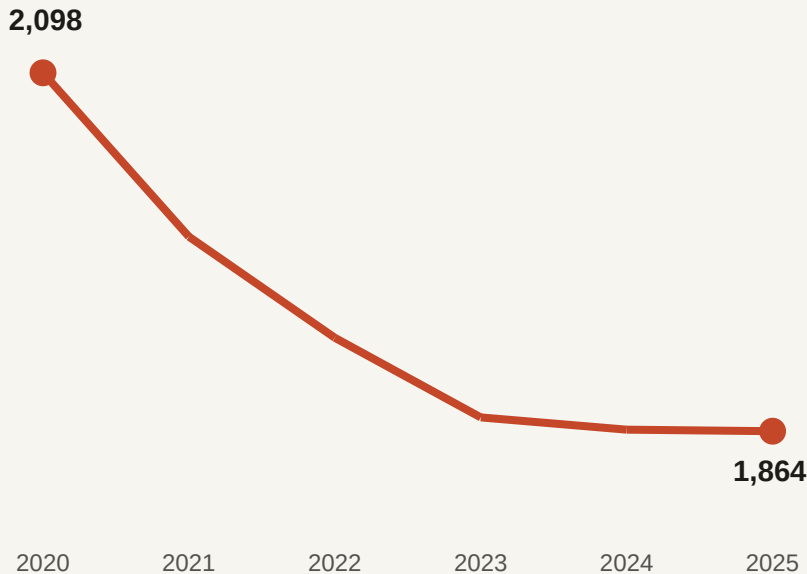
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 11.2% since 2020.

1,864

people, the 184th-largest of Tennessee's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

99.8%

of 30,171 jobs located in Berry Hill are filled by in-commuters.



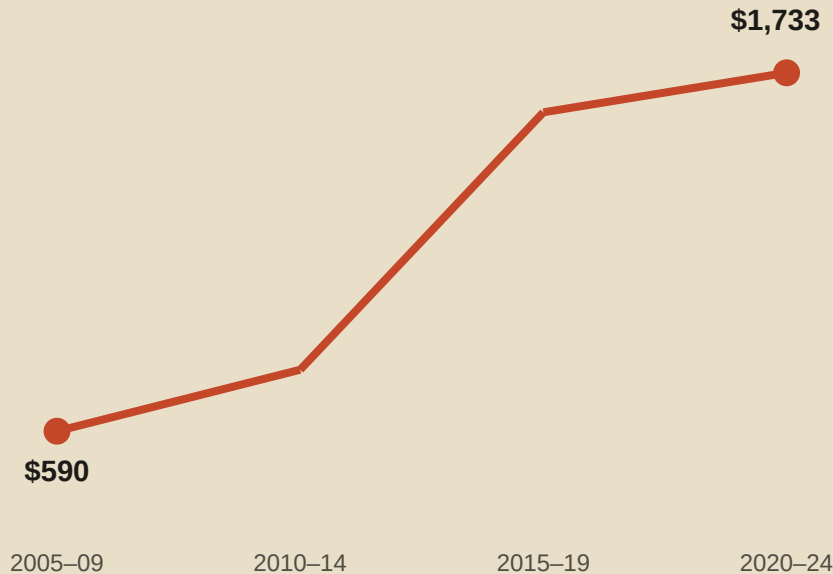
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 194%
since the 2005–2009
survey, before inflation.

\$1,733

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,205 gap between neighbors, the sharpest rent edge between adjacent tracts in Davidson County.

TRACT 181.02

\$968

TRACT 185

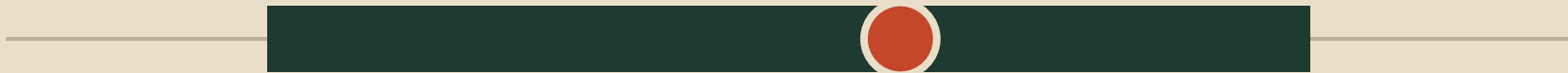
\$3,173



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,329–\$1,994



\$1,733 median

is the monthly rent range local workforce wages support.

BUILDING

29% of the housing here was built before 2000.

12

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

29%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–18.6% to the 1,626 homes here.

4–302

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



HOME VALUE

A median home costs
112% more than
Tennessee's.

\$607,000

median home value in Berry Hill.

Berry Hill



\$607,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BERRY HILL'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/berry-hill/

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