



Big Sandy, Tennessee.

Current market data.

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

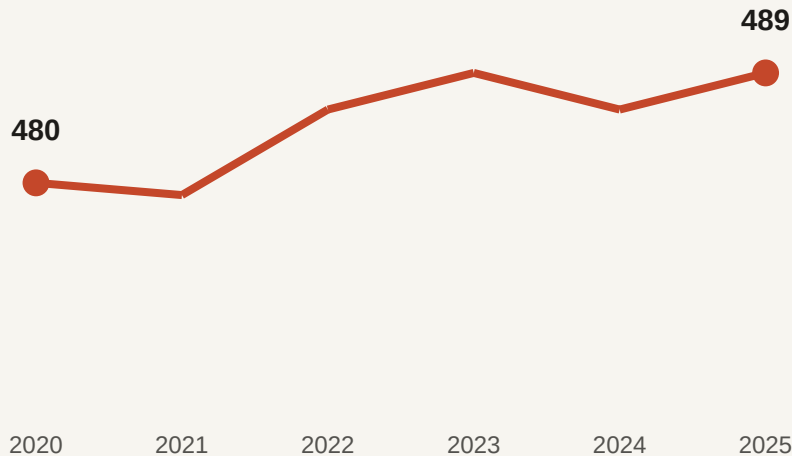


POPULATION

Growing. Up 1.9% since 2020.

489

people, the 289th-largest of Tennessee's cities and towns.

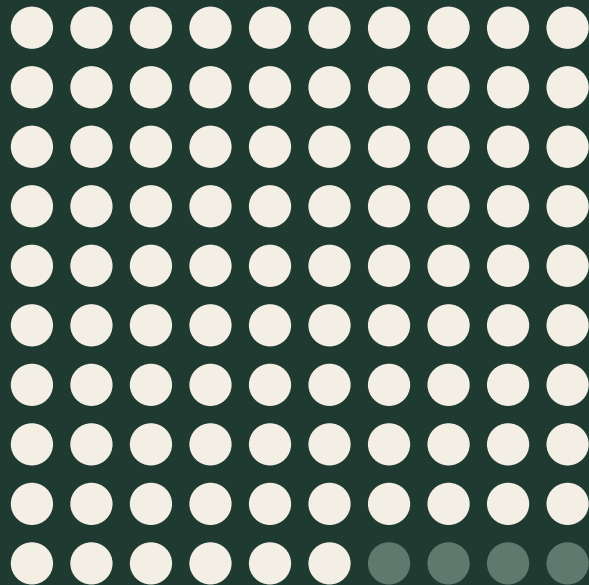


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.8%

of 142 jobs located in Big Sandy are filled by in-commuters.



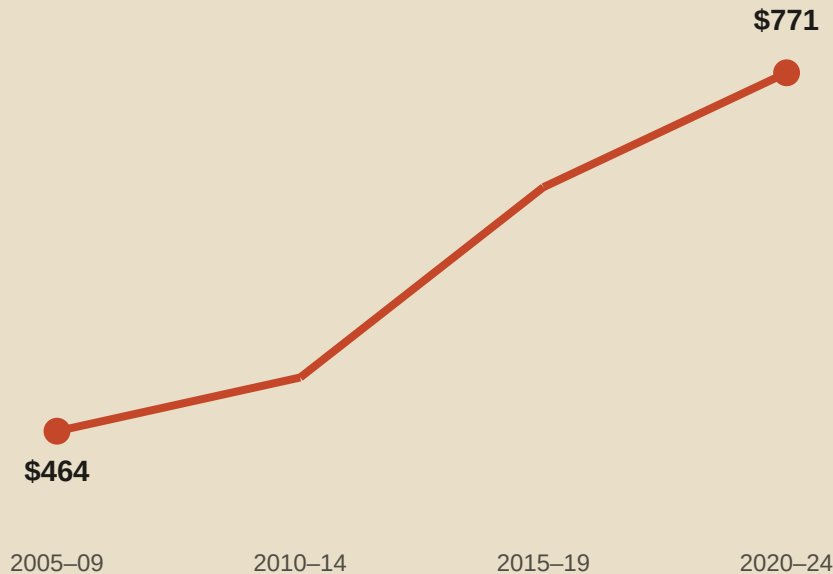
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$771

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



THE SEAM

Cross one tract line and median rent jumps \$203.

A \$203 gap between neighbors, the sharpest rent edge between adjacent tracts in Benton County.

TRACT 9634

\$826

TRACT 9632

\$1,029



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$608–\$911



\$771 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

87%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3% to the 314 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 76% less than Tennessee's.

\$70,000

median home value in Big Sandy.

Big Sandy



\$70,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BIG SANDY'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/big-sandy/

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