



Bolivar, Tennessee.

Current market data.

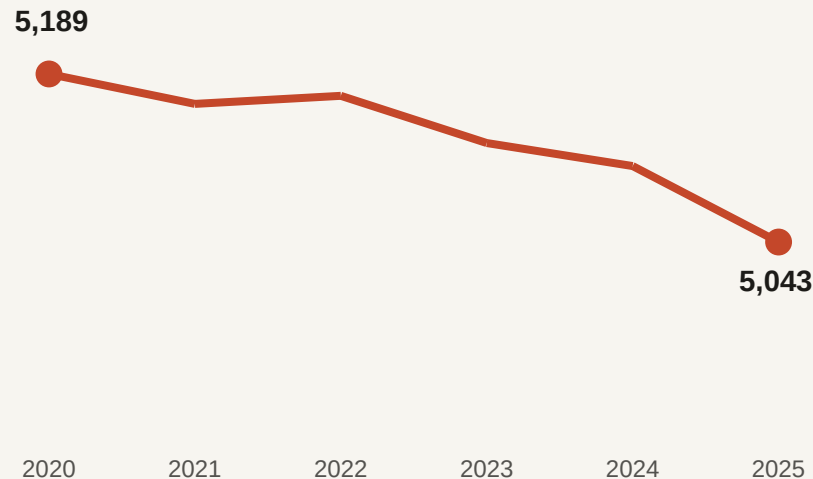
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 2.8% since 2020.

5,043

people, the 105th-largest of Tennessee's cities and towns.

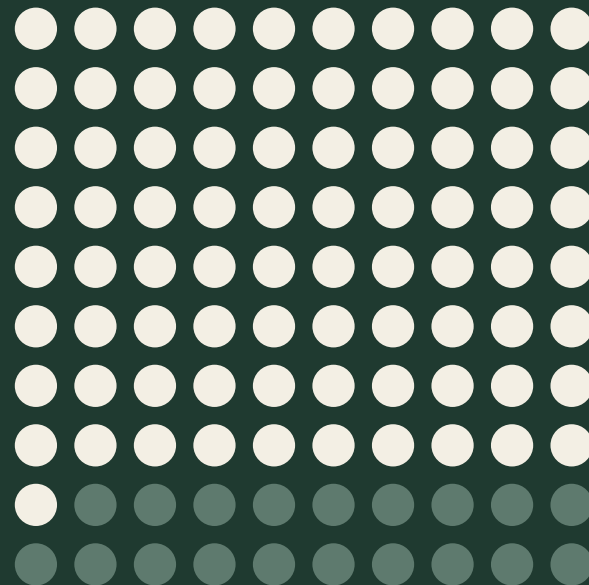


THE WORKDAY

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

81.3%

of 3,110 jobs located in Bolivar are filled by in-commuters.



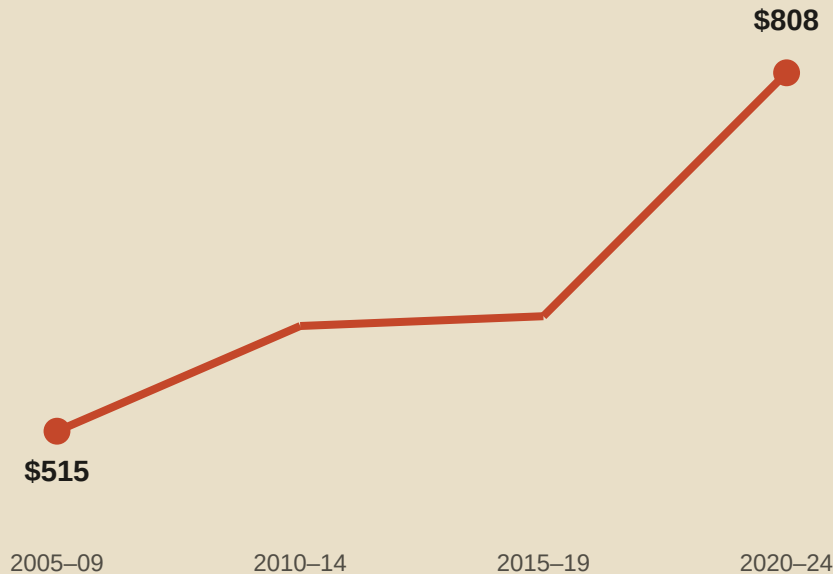
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$808

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



THE SEAM

Cross one tract line and median rent jumps \$180.

A \$180 gap between neighbors, the sharpest rent edge between adjacent tracts in Hardeman County.

TRACT 9501

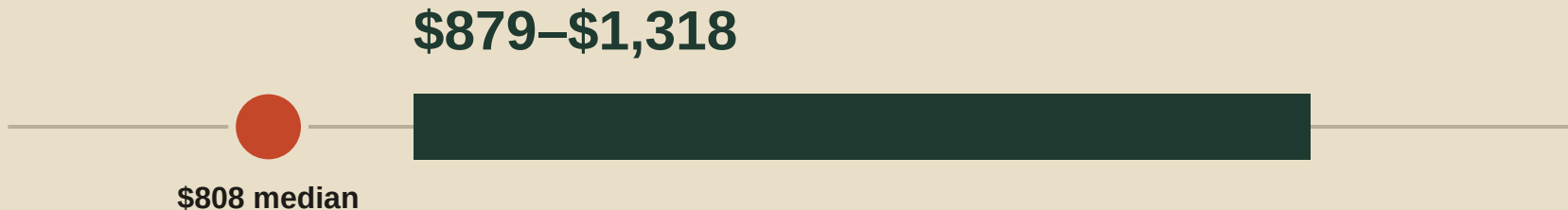
\$725

TRACT 9502

\$905

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.

16

homes permitted, 2022–2025

100%

of those were in multifamily
buildings

92%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 2,276 homes here.

9–31

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



HOME VALUE

A median home costs 48% less than Tennessee's.

\$150,200

median home value in Bolivar.

Bolivar



\$150,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BOLIVAR'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/bolivar/**](https://almanacdata.ai/e/tn/bolivar/)

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