



Brentwood, Tennessee.

Current market data.

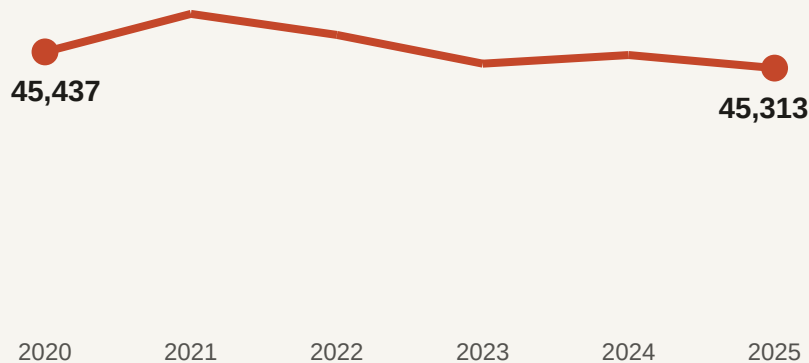
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

45,313

people, the 20th-largest of Tennessee's cities and towns.



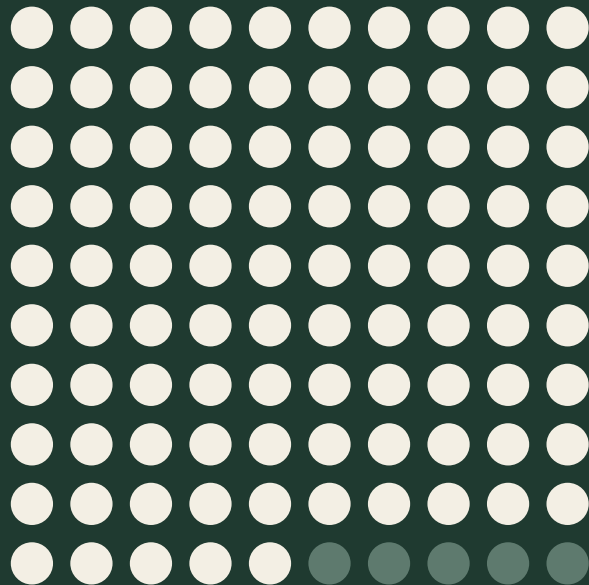
THE WORKDAY

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

95.3%

of 51,663 jobs located in Brentwood are filled by
in-commuters.

Source: Census LEHD LODES, 2023



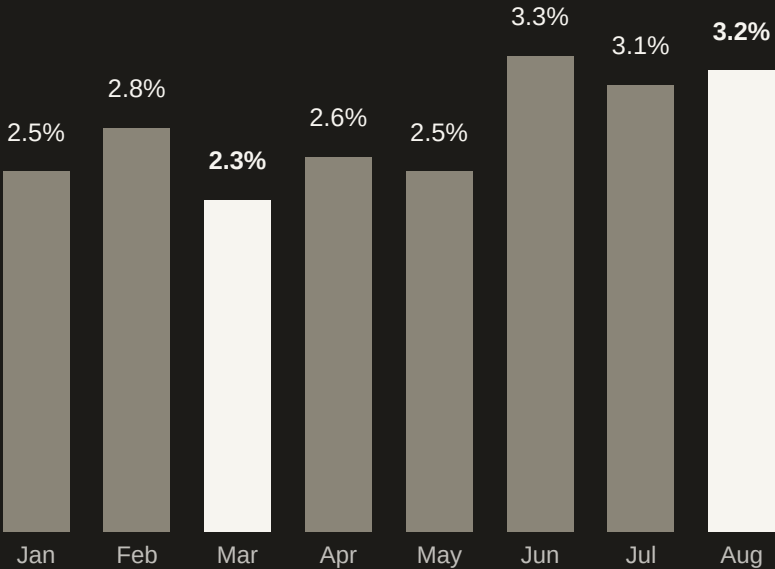
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.3%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.0%.



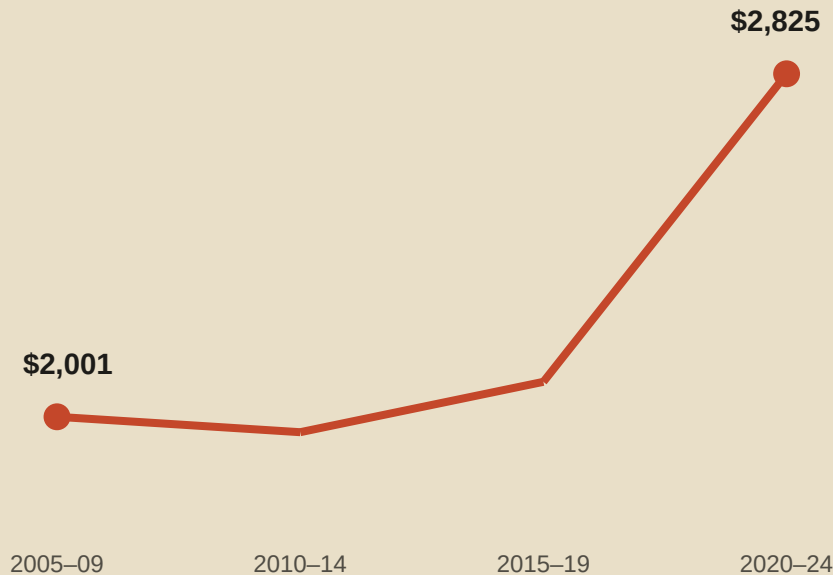
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 41%
since the 2005–2009
survey, before inflation.

\$2,825

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,488 gap between neighbors, the sharpest rent edge between adjacent tracts in Williamson County.

TRACT 509.08

\$1,427

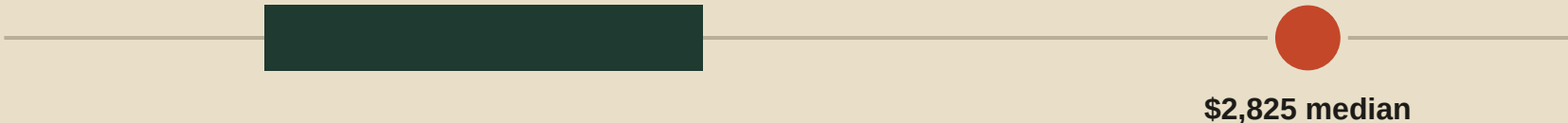
TRACT 509.09

\$2,915

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,290–\$1,935



is the monthly rent range local workforce wages support.

BUILDING

57% of the housing here was built before 2000.

1,336

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

57%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–3.3% to the 15,557 homes here.

18–517

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



HOME VALUE

A median home costs
260% more than
Tennessee's.

\$1,031,300

median home value in Brentwood.

Brentwood



\$1,031,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BRENTWOOD'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/brentwood/

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