



Carthage, Tennessee.

Current market data.

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

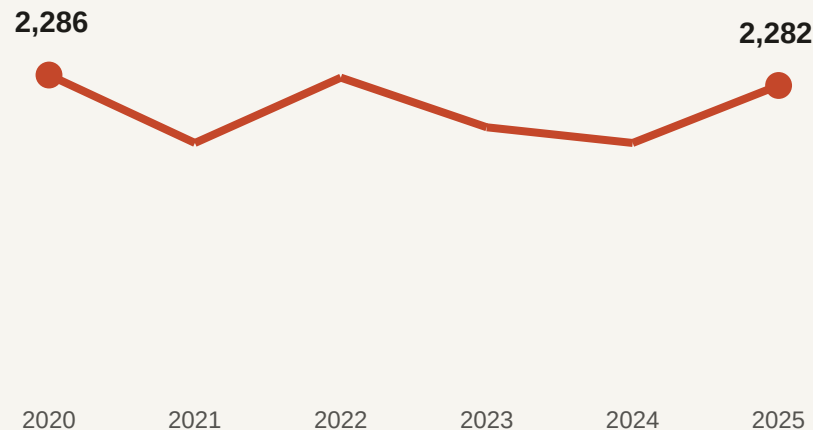


POPULATION

Down 0.2% since 2020.

2,282

people, the 158th-largest of Tennessee's cities and towns.



THE WORKDAY

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

92.2%

of 1,715 jobs located in Carthage are filled by in-commuters.



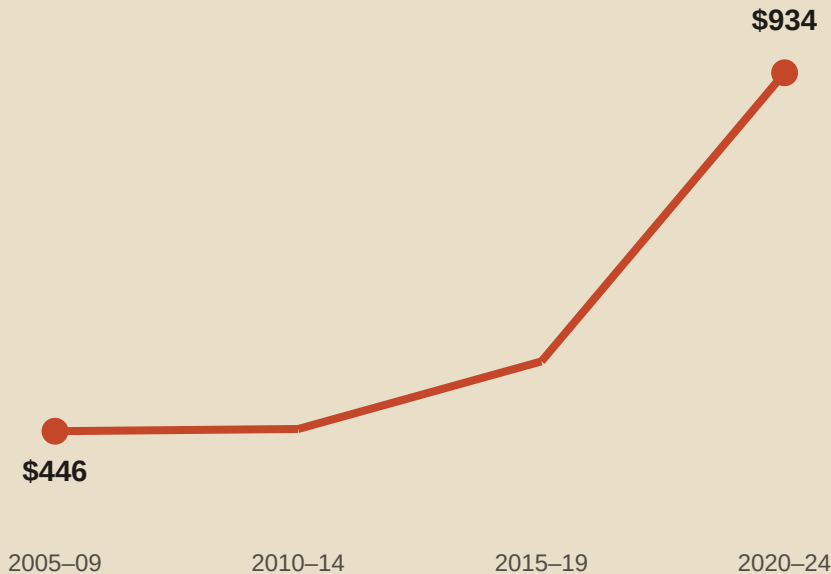
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 109%
since the 2005–2009
survey, before inflation.

\$934

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



THE SEAM

Cross one tract line and median rent jumps \$242.

A \$242 gap between neighbors, the sharpest rent edge between adjacent tracts in Smith County.

TRACT 9753

\$752

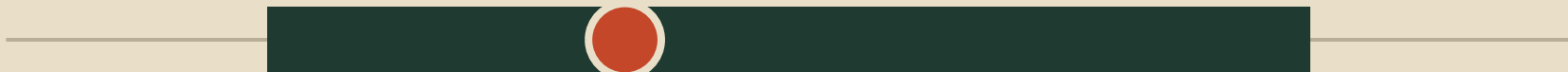
TRACT 9751

\$994

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$797–\$1,196



\$934 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

50

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

94%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.7% to the 996 homes here.

2–17

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



HOME VALUE

A median home costs 10%
less than Tennessee's.

\$257,300

median home value in Carthage.

Carthage



\$257,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS CARTHAGE'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/carthage/

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