Charlotte, Tennessee.

Current market data.

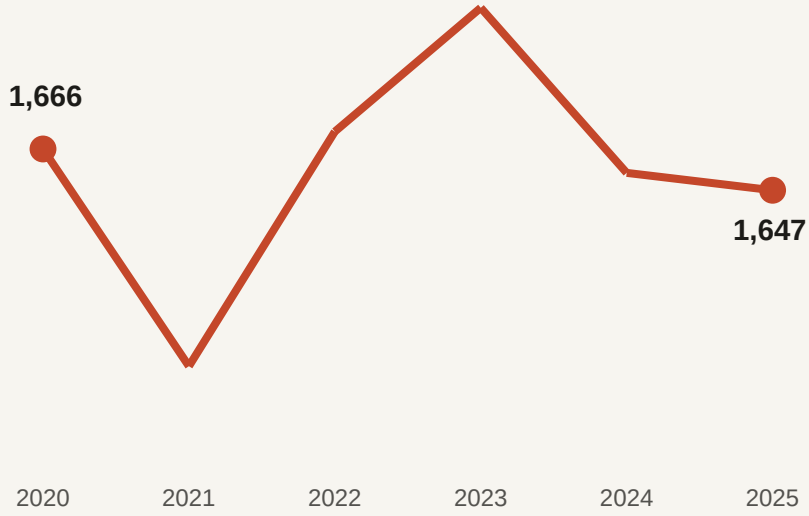
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 1.1% since 2020.

1,647

people, the 195th-largest of Tennessee's cities and towns.



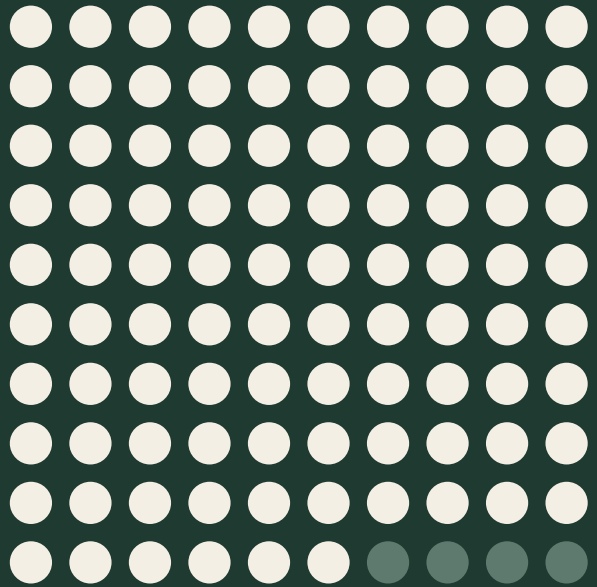
Source: Census Population Estimates, 2025

THE WORKDAY

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

95.6%

of 924 jobs located in Charlotte are filled by in-commuters.



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

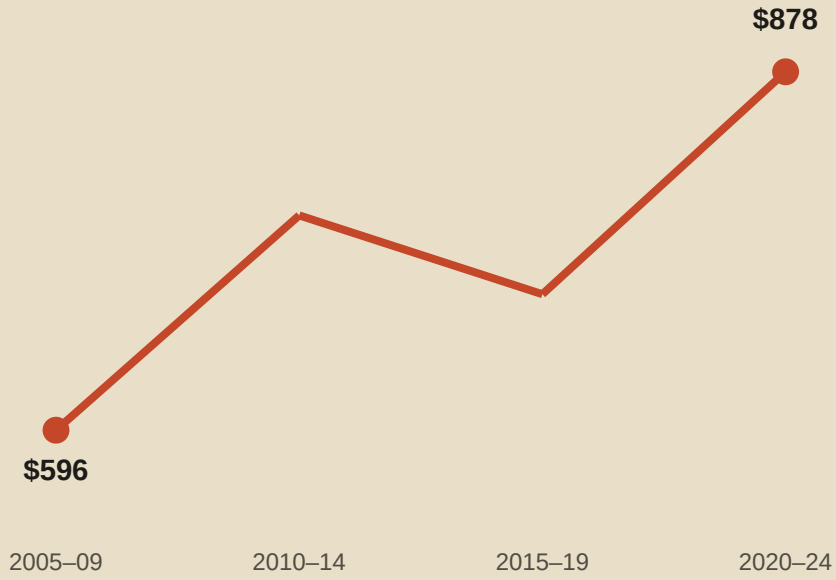
Source: Census LEHD LODES, 2023

RENT

Median rent is up 47% since the 2005–2009 survey, before inflation.

$878

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

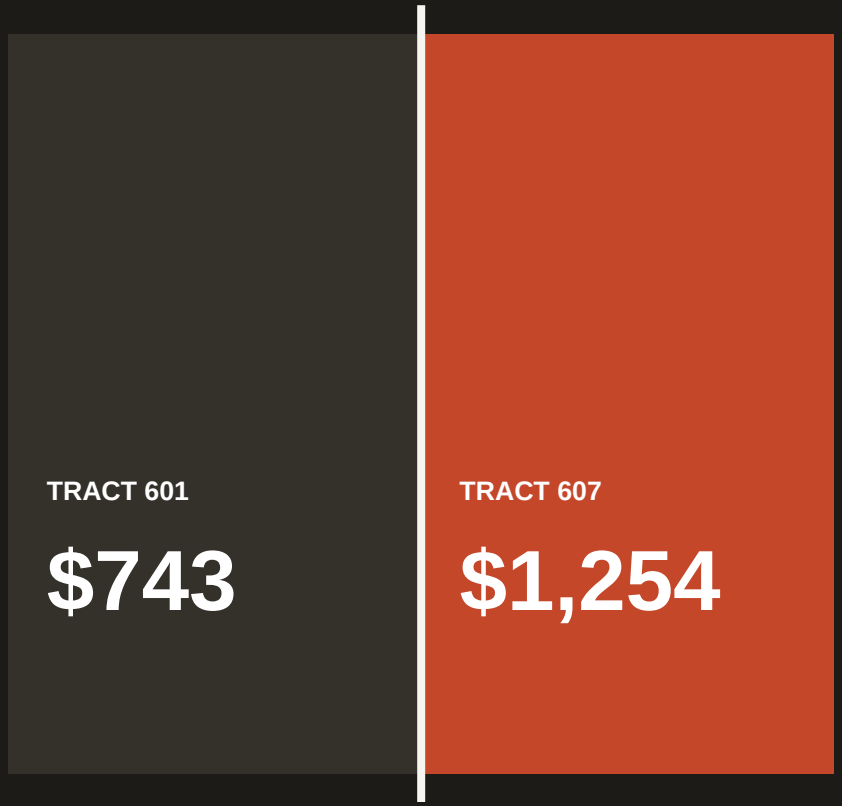


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent jumps $511.

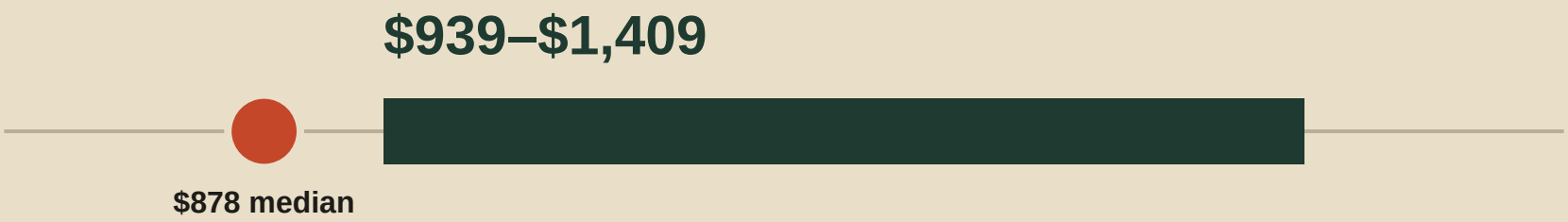
A $511 gap between neighbors, the sharpest rent edge between adjacent tracts in Dickson County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2016–2018

88%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2018; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.1–1.2% to the 749 homes here.

1–9

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

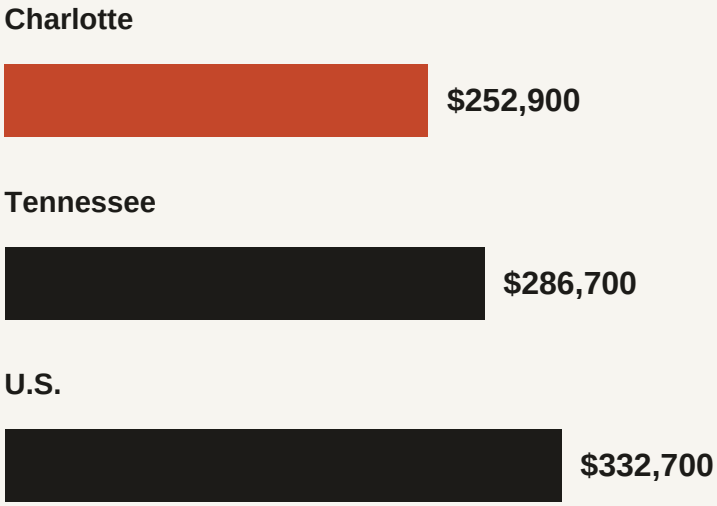
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 12% less than Tennessee's.

$252,900

median home value in Charlotte.



Source: Census ACS 5-year, 2020-2024

THAT WAS CHARLOTTE'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/charlotte/**