



Clarksville, Tennessee.

Current market data.

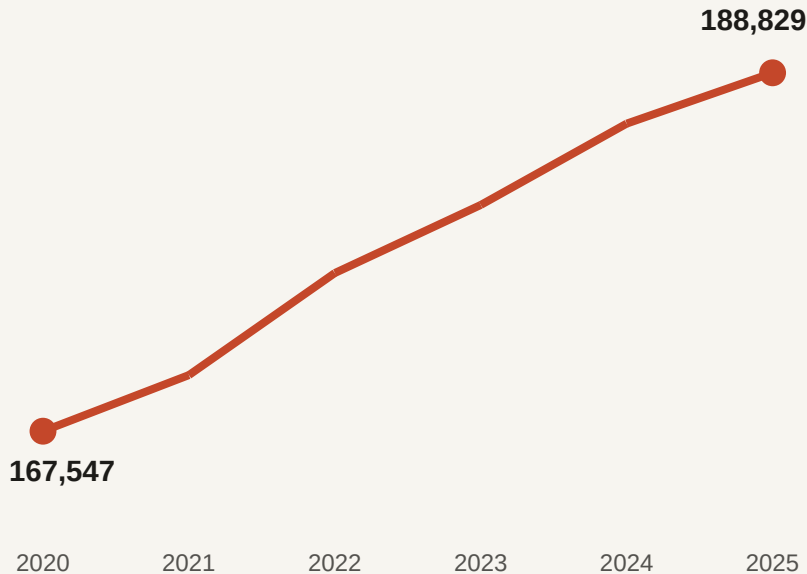
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.7% since 2020.

188,829

people, the 5th-largest of Tennessee's cities and towns.

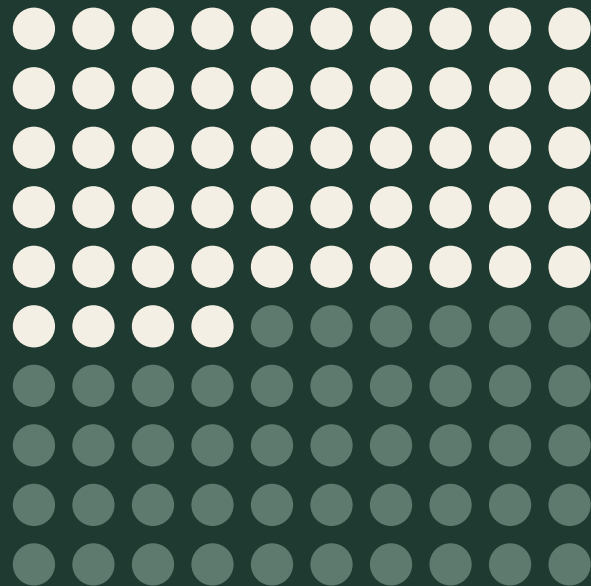


THE WORKDAY

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

53.7%

of 51,441 jobs located in Clarksville are filled by in-commuters.



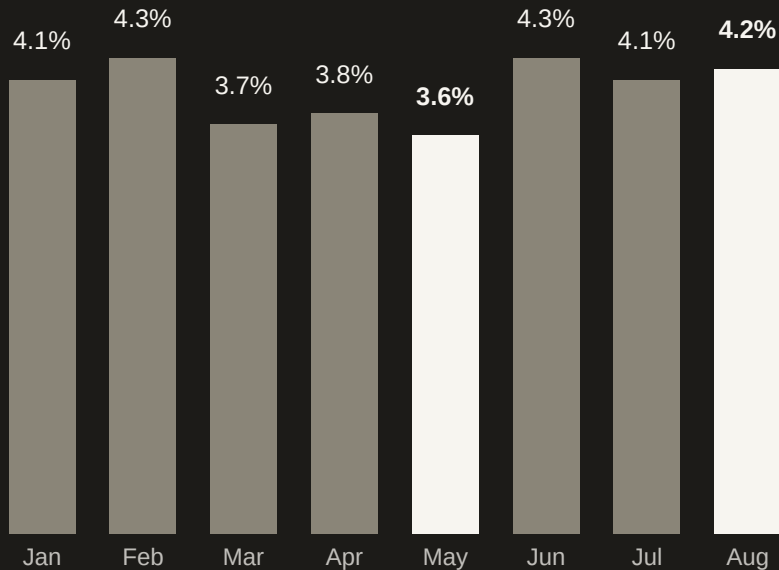
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
3.6%.

4.2%

in August 2026, the latest month released. A year earlier it was 4.2%.

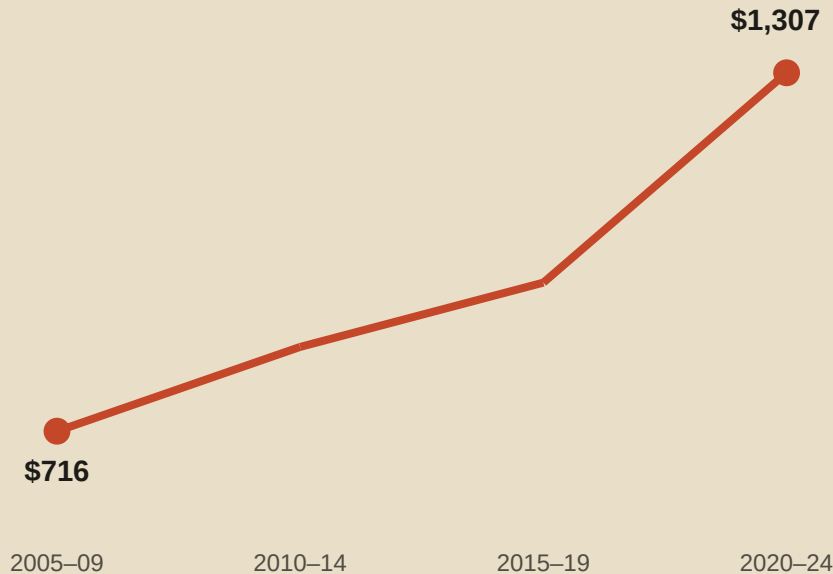


RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$1,307

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,479 gap between neighbors, the sharpest rent edge between adjacent tracts in Montgomery County.

TRACT 1018.03

\$1,165

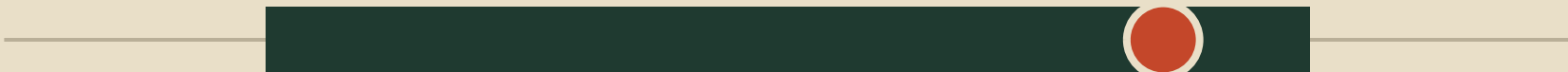
TRACT 1018.07

\$2,644

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$914–\$1,371



\$1,307 median

is the monthly rent range local workforce wages support.

BUILDING

55% of the housing here was built before 2000.

19,452

homes permitted in ten years,
2016–2025

44%

of those were in multifamily
buildings

55%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–0.7% to the 72,320 homes here.

348–514

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



HOME VALUE

A median home costs 8%
less than Tennessee's.

\$263,600

median home value in Clarksville.

Clarksville



\$263,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS CLARKSVILLE'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/clarksville/

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