



Clinton, Tennessee.

Current market data.

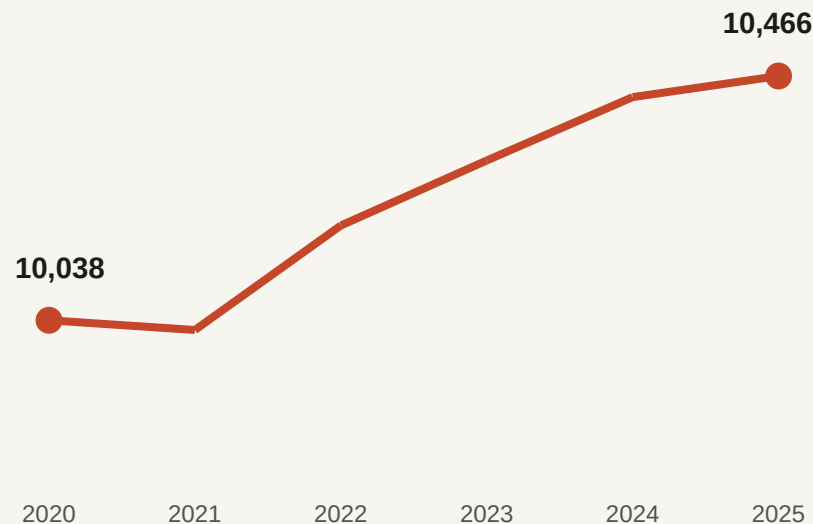
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.3% since 2020.

10,466

people, the 64th-largest of Tennessee's cities and towns.

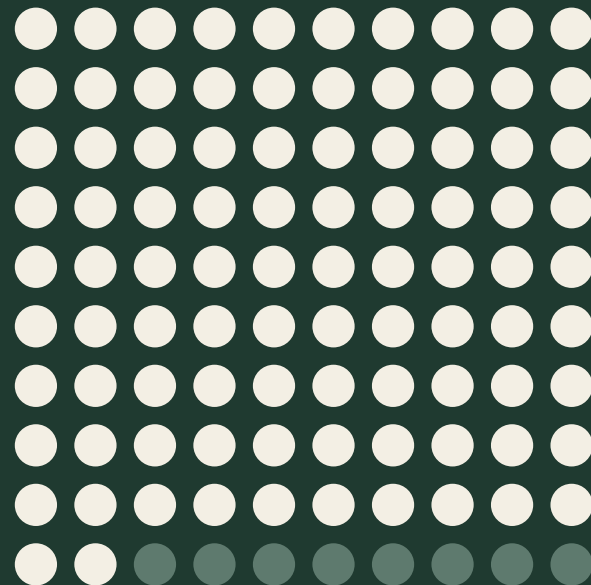


THE WORKDAY

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

91.6%

of 10,767 jobs located in Clinton are filled by in-commuters.



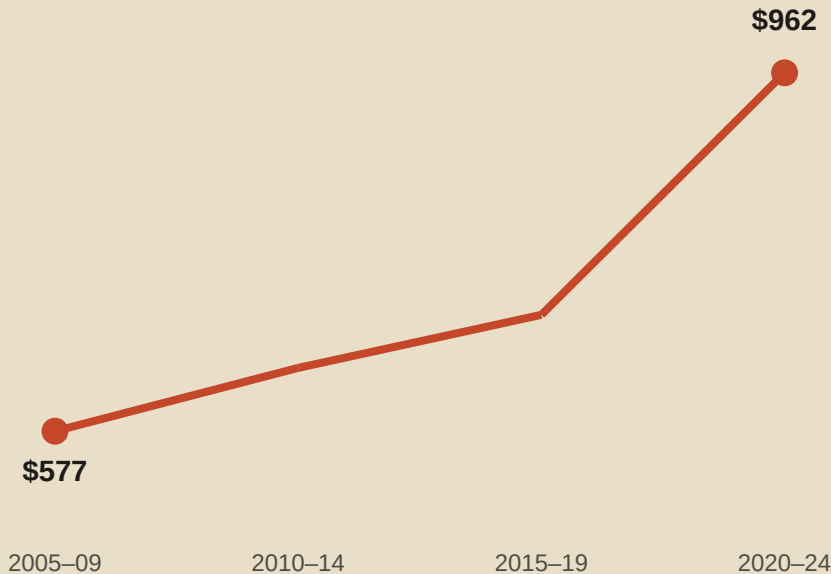
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 67%
since the 2005–2009
survey, before inflation.

\$962

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



THE SEAM

Cross one tract line and median rent doubles.

A \$810 gap between neighbors, the sharpest rent edge between adjacent tracts in Anderson County.

TRACT 210.02

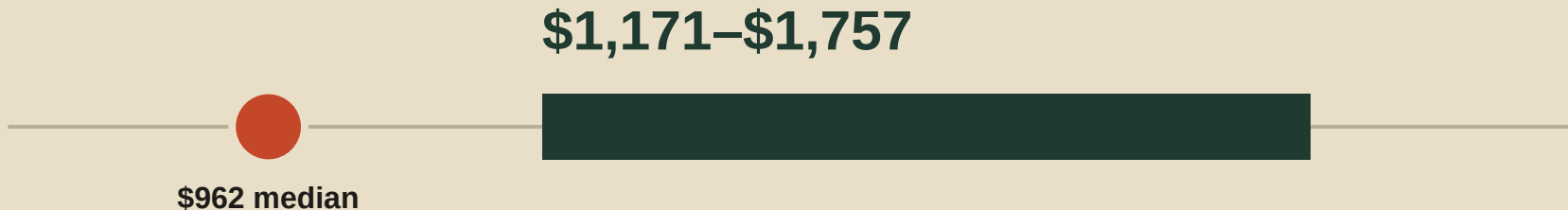
\$732

TRACT 206

\$1,542

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.

306

homes permitted in ten years,
2016–2025

19%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–2.3% to the 4,613 homes here.

16–108

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



HOME VALUE

A median home costs 22% less than Tennessee's.

\$225,000

median home value in Clinton.

Clinton



\$225,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS CLINTON'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/clinton/

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