



Collegedale, Tennessee.

Current market data.

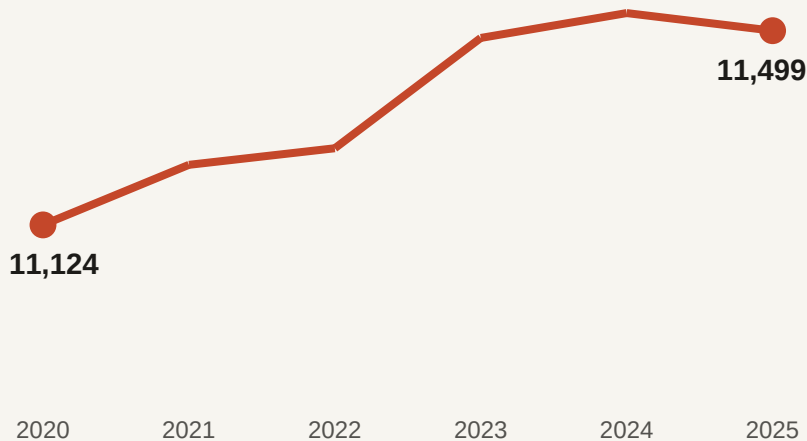
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

11,499

people, the 57th-largest of Tennessee's cities and towns.



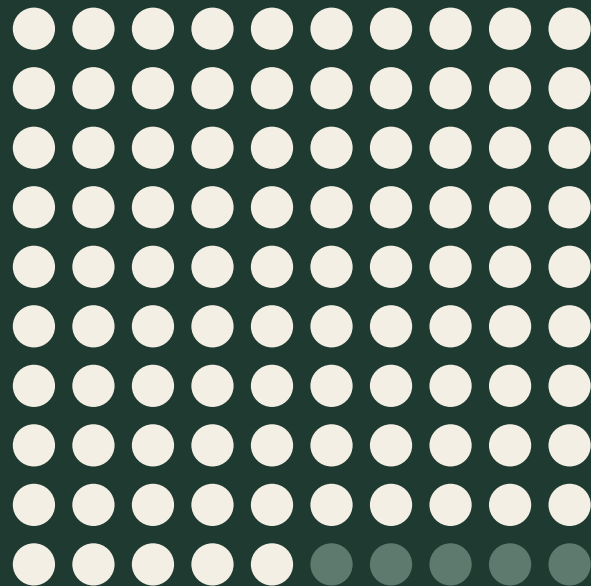
THE WORKDAY

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

95.0%

of 3,463 jobs located in Collegedale are filled by
in-commuters.

Source: Census LEHD LODES, 2023



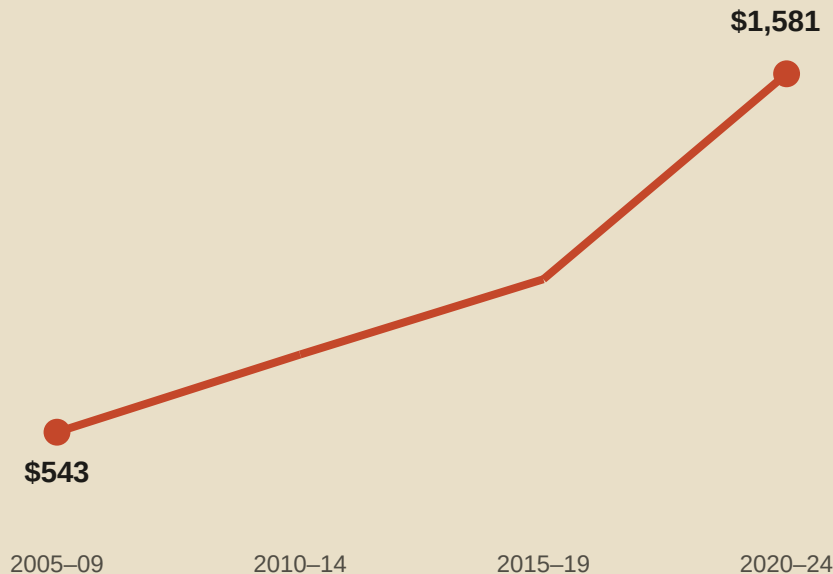
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 191%
since the 2005–2009
survey, before inflation.

\$1,581

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,552 gap between neighbors, the sharpest rent edge between adjacent tracts in Hamilton County.

TRACT 101.03

\$941

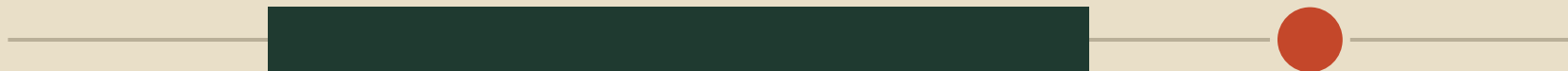
TRACT 112.05

\$2,493

ROOM TO BUILD

The median rent is above what local wages can carry.

\$967–\$1,451



\$1,581 median

is the monthly rent range local workforce wages support.

BUILDING

40% of the housing here was built before 2000.

194

homes permitted, 2022–2025

43%

of those were in multifamily
buildings

40%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.6–0.7% to the 4,688 homes here.

27–35

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



HOME VALUE

A median home costs 27% more than Tennessee's.

\$365,100

median home value in Collegedale.

Collegedale



\$365,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS COLLEGEDALE'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/collegedale/

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