



Columbia, Tennessee.

Current market data.

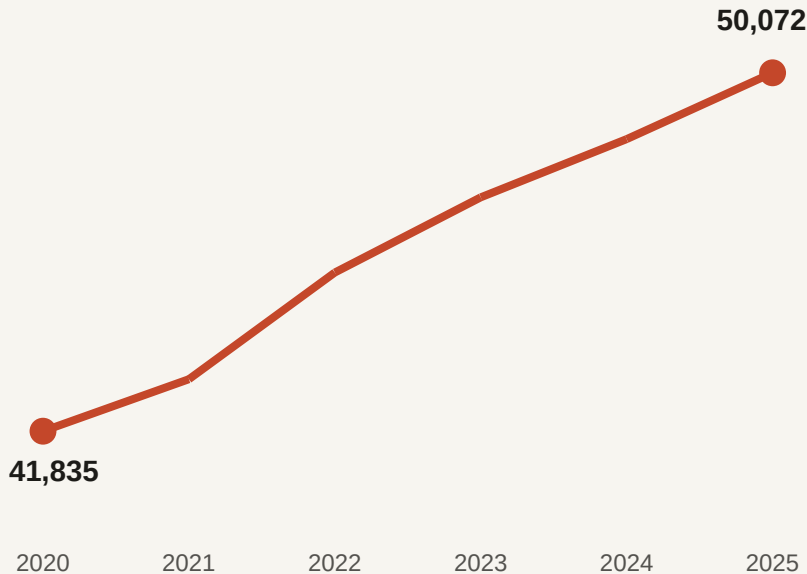
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.7% since 2020.

50,072

people, the 19th-largest of Tennessee's cities and towns.

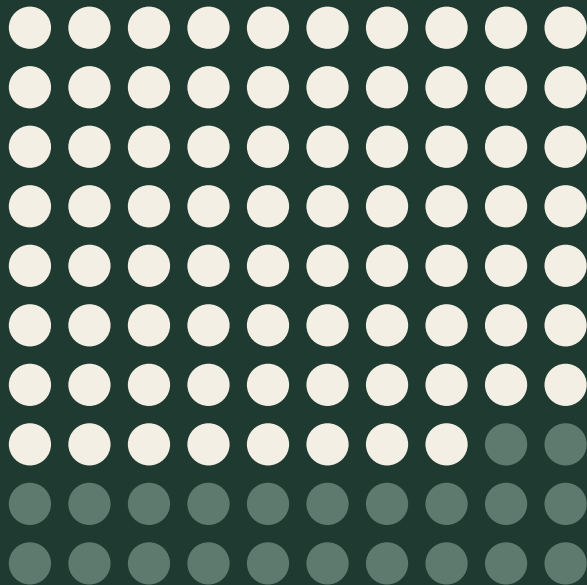


THE WORKDAY

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

78.5%

of 21,879 jobs located in Columbia are filled by in-commuters.



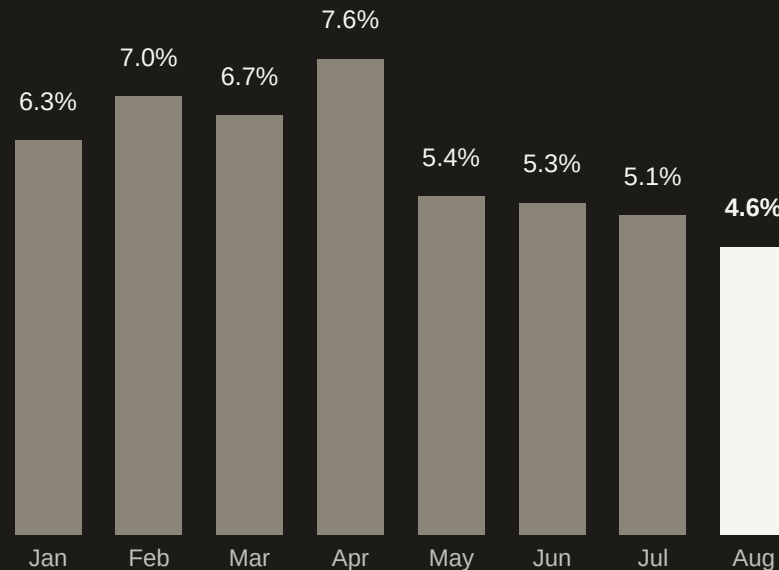
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in August:
4.6%.

4.6%

in August 2026, the latest month released. A year earlier it was 3.3%.

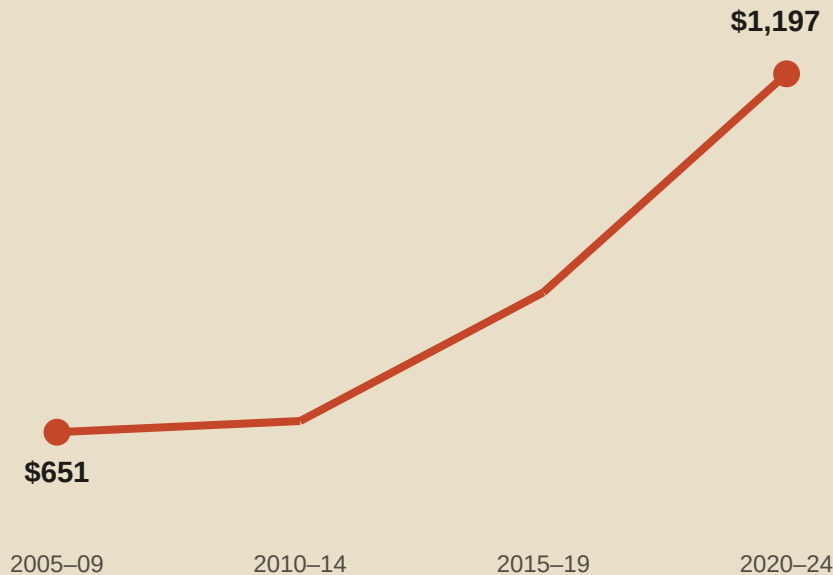


RENT

Median rent is up 84%
since the 2005–2009
survey, before inflation.

\$1,197

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,068 gap between neighbors, the sharpest rent edge between adjacent tracts in Maury County.

TRACT 105

\$1,005

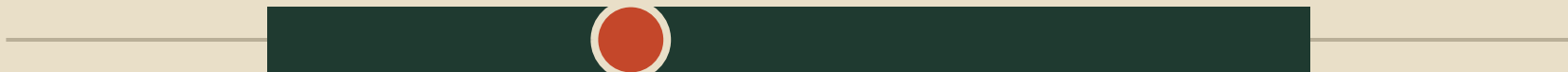
TRACT 103.01

\$2,073

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,019–\$1,529



\$1,197 median

is the monthly rent range local workforce wages support.

BUILDING

67% of the housing here was built before 2000.

2,874

homes permitted, 2022–2025

3%

of those were in multifamily
buildings

67%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.1% to the 19,918 homes here.

76–219

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



HOME VALUE

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

\$308,700

median home value in Columbia.

Columbia



Tennessee



U.S.



THAT WAS COLUMBIA'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/columbia/

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