



Covington, Tennessee.

Current market data.

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

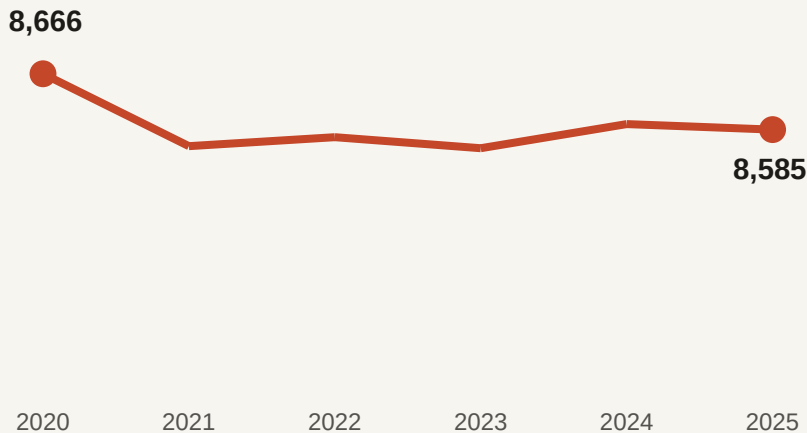


POPULATION

Down 0.9% since 2020.

8,585

people, the 70th-largest of Tennessee's cities and towns.

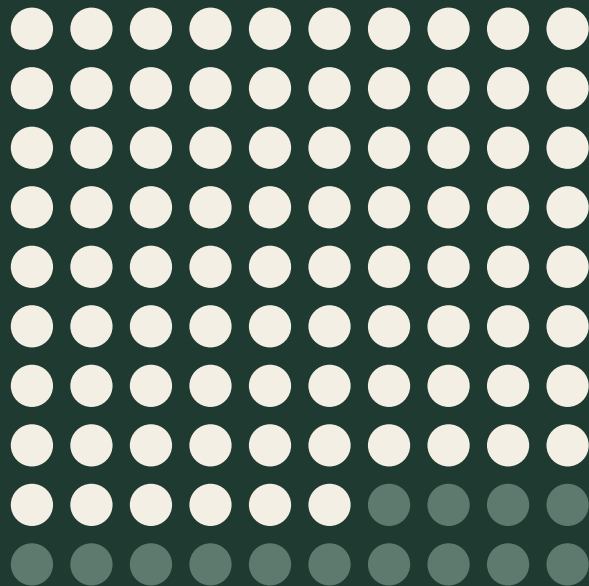


THE WORKDAY

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

85.6%

of 7,480 jobs located in Covington are filled by in-commuters.



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

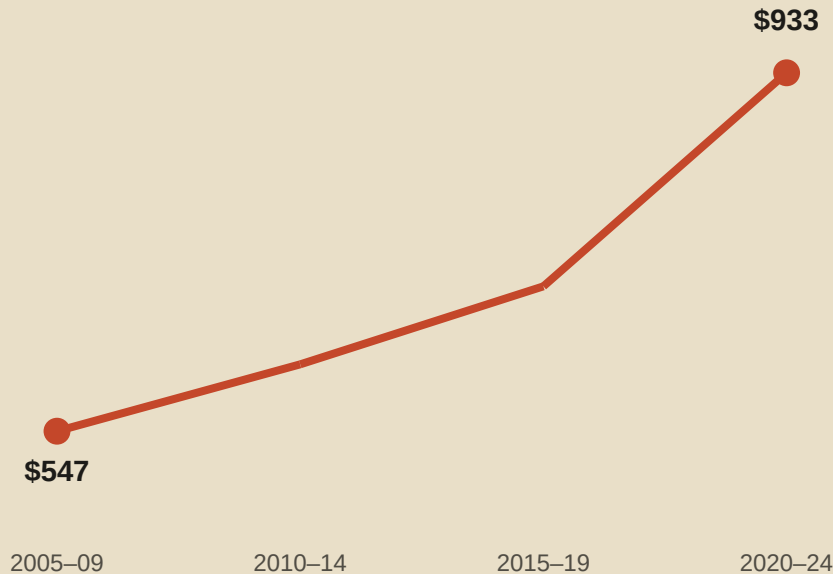


RENT

Median rent is up 71%
since the 2005–2009
survey, before inflation.

\$933

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





THE SEAM

Cross one tract line and median rent jumps \$442.

A \$442 gap between neighbors, the sharpest rent edge between adjacent tracts in Tipton County.

TRACT 408

\$833

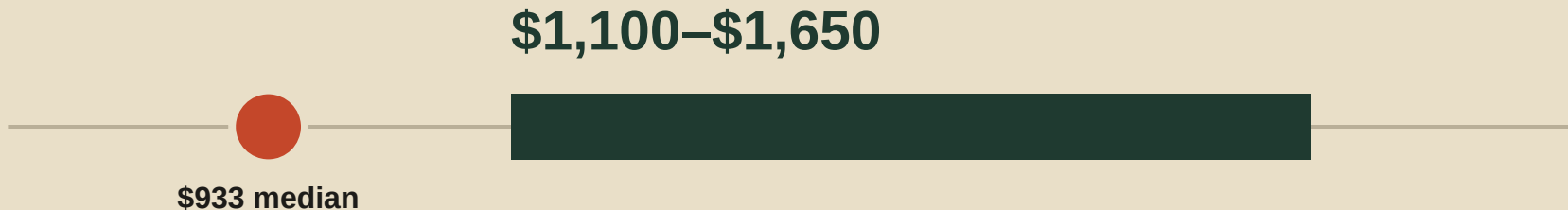
TRACT 403.02

\$1,275



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.

165

homes permitted in ten years,
2016–2025

55%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.8% to the 4,147 homes here.

19–75

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



HOME VALUE

A median home costs 35% less than Tennessee's.

\$185,900

median home value in Covington.

Covington



\$185,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS COVINGTON'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/covington/**](https://almanacdata.ai/e/tn/covington/)

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