



Cowan, Tennessee.

Current market data.

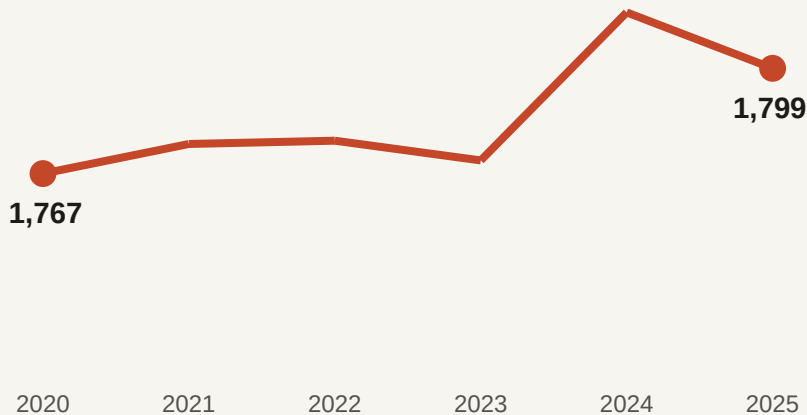
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.8% since 2020.

1,799

people, the 188th-largest of Tennessee's cities and towns.



THE WORKDAY

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

91.4%

of 128 jobs located in Cowan are filled by in-commuters.



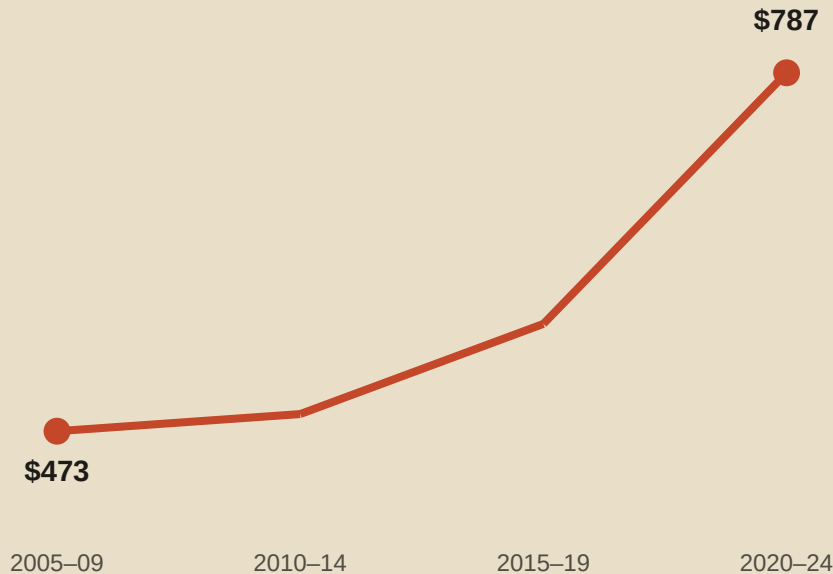
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$787

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





THE SEAM

Cross one tract line and median rent jumps \$430.

A \$430 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 9606

\$758

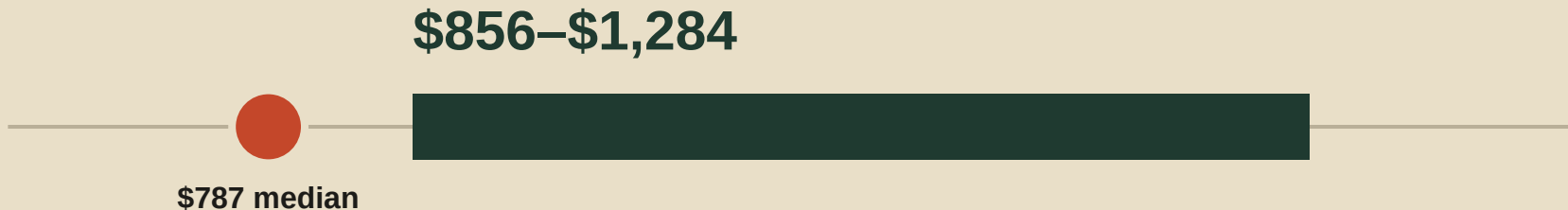
TRACT 9607

\$1,188



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.

39

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 730 homes here.

1–3

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



HOME VALUE

A median home costs 39% less than Tennessee's.

\$174,500

median home value in Cowan.

Cowan



\$174,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS COWAN'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/cowan/**](https://almanacdata.ai/e/tn/cowan/)

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