



Dayton, Tennessee.

Current market data.

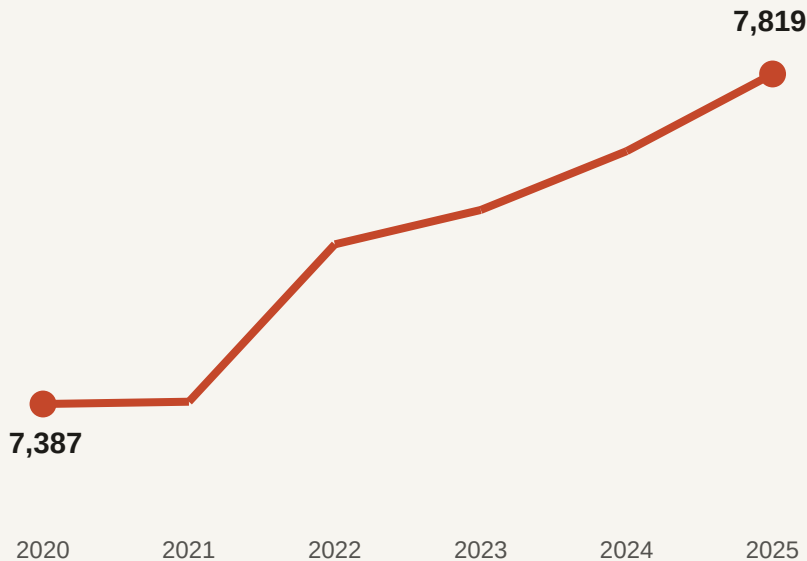
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

7,819

people, the 75th-largest of Tennessee's cities and towns.

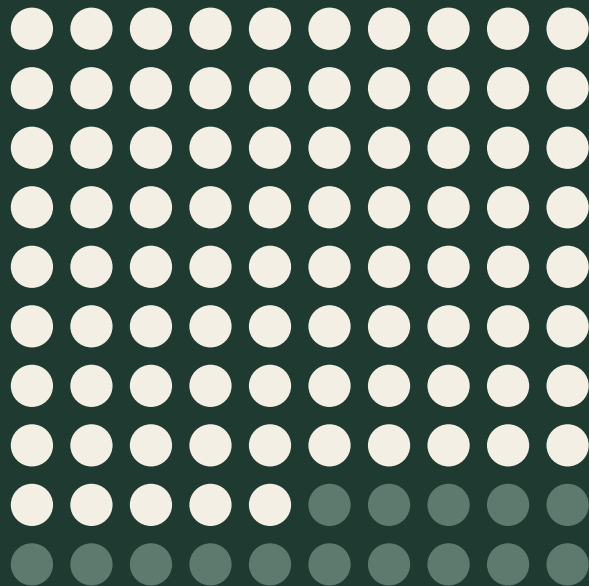


THE WORKDAY

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

85.4%

of 8,504 jobs located in Dayton are filled by in-commuters.



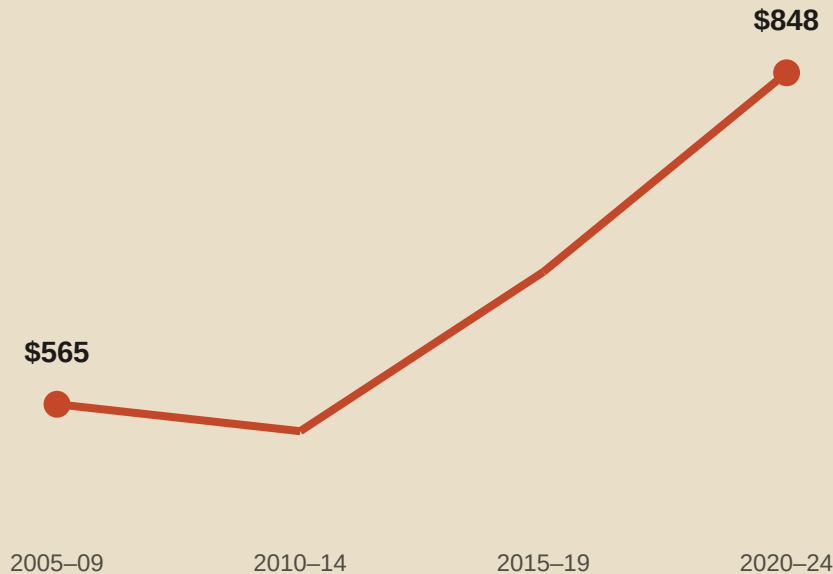
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 50%
since the 2005–2009
survey, before inflation.

\$848

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





THE SEAM

Cross one tract line and median rent jumps \$189.

A \$189 gap between neighbors, the sharpest rent edge between adjacent tracts in Rhea County.

TRACT 9753

\$782

TRACT 9752

\$971



ROOM TO BUILD

Local wages can carry more rent than the median charged today.

\$893–\$1,339



\$848 median

is the monthly rent range local workforce wages support.

BUILDING

70% of the housing here was built before 2000.

204

homes permitted, 2022–2025

28%

of those were in multifamily
buildings

70%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–2.3% to the 3,657 homes here.

17–85

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



HOME VALUE

A median home costs 25% less than Tennessee's.

\$214,900

median home value in Dayton.

Dayton



\$214,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS DAYTON'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/dayton/**](https://almanacdata.ai/e/tn/dayton/)

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