



Dickson, Tennessee.

Current market data.

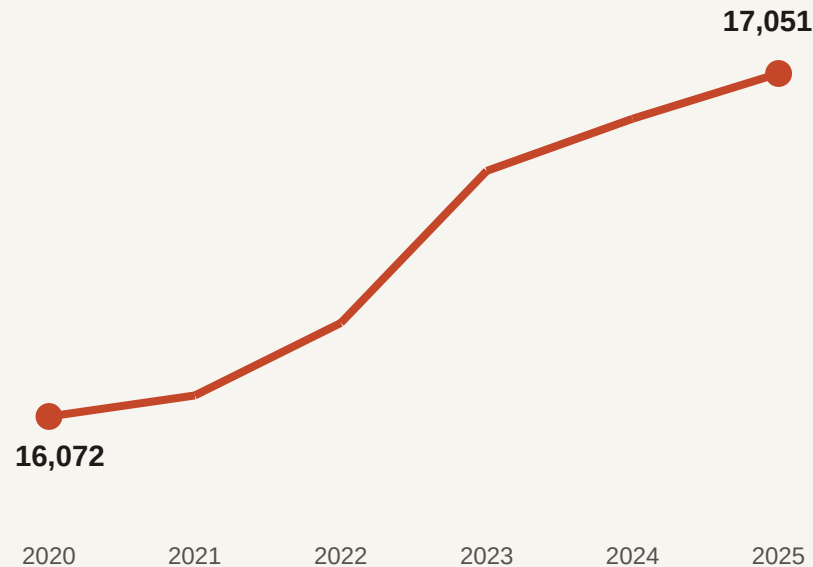
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.1% since 2020.

17,051

people, the 37th-largest of Tennessee's cities and towns.

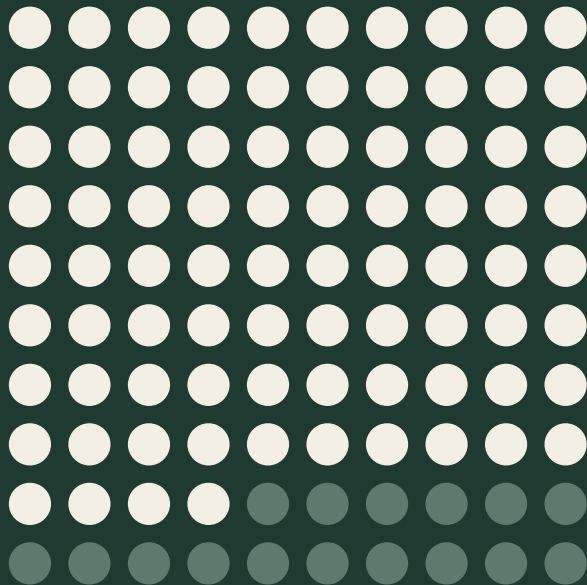


THE WORKDAY

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

83.7%

of 12,504 jobs located in Dickson are filled by in-commuters.



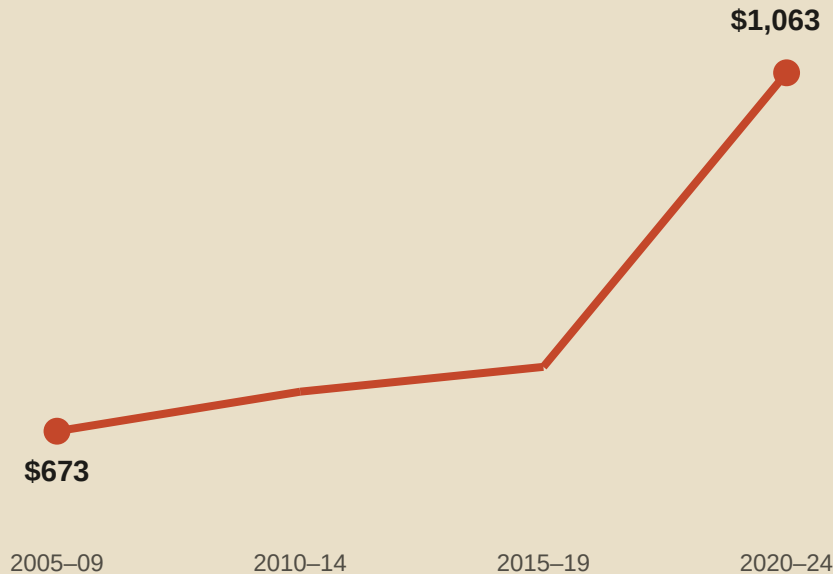
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,063

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





THE SEAM

Cross one tract line and median rent jumps \$511.

A \$511 gap between neighbors, the sharpest rent edge between adjacent tracts in Dickson County.

TRACT 601

\$743

TRACT 607

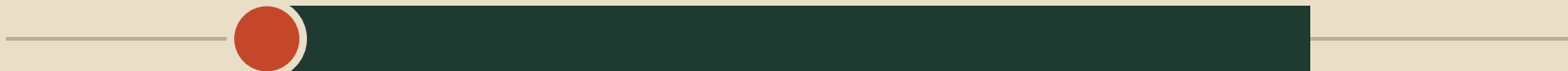
\$1,254



ROOM TO BUILD

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

\$1,071–\$1,607



\$1,063 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,206

homes permitted in ten years,
2016–2025

34%

of those were in multifamily
buildings

75%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.7% to the 7,191 homes here.

27–125

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



HOME VALUE

A median home costs 2% more than Tennessee's.

\$292,600

median home value in Dickson.

Dickson



\$292,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS DICKSON'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/dickson/

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