



Dunlap, Tennessee.

Current market data.

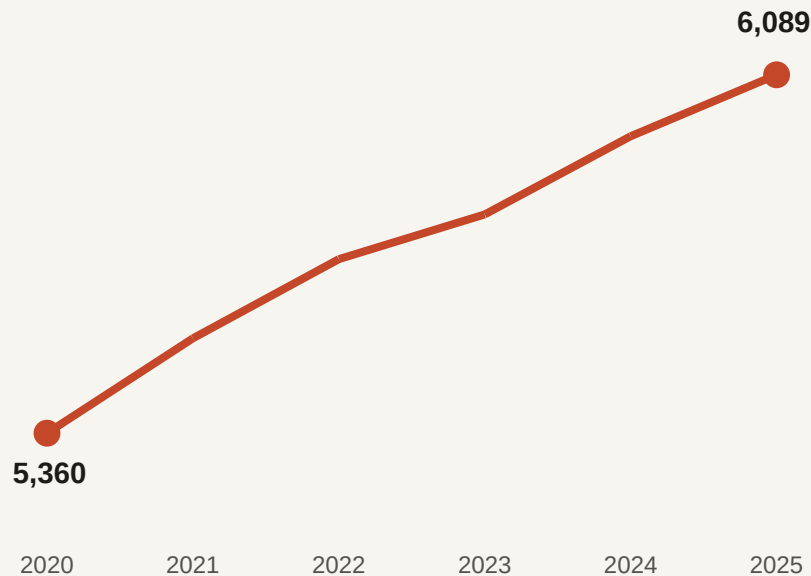
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 13.6% since 2020.

6,089

people, the 93rd-largest of Tennessee's cities and towns.



THE WORKDAY

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

82.8%

of 3,135 jobs located in Dunlap are filled by in-commuters.



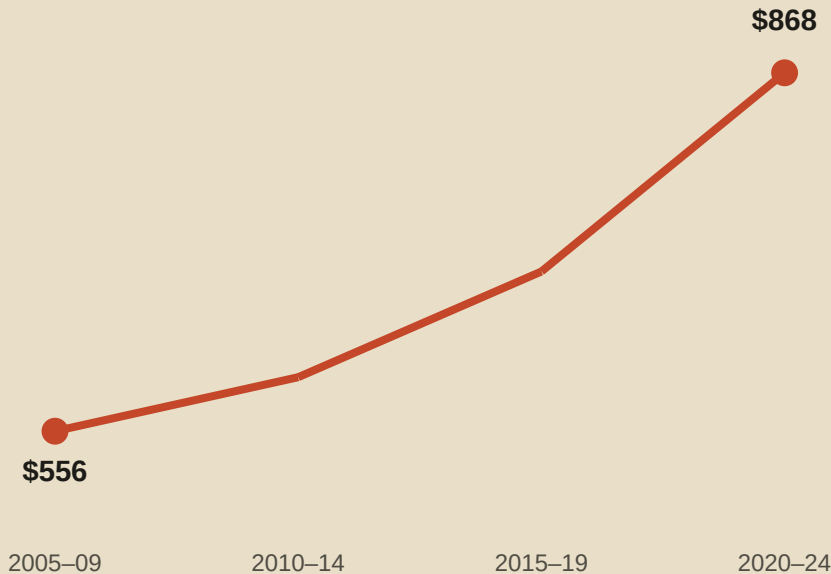
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 56%
since the 2005–2009
survey, before inflation.

\$868

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





THE SEAM

Cross one tract line and median rent jumps \$215.

A \$215 gap between neighbors, the sharpest rent edge between adjacent tracts in Sequatchie County.

TRACT 601.02

\$683

TRACT 601.04

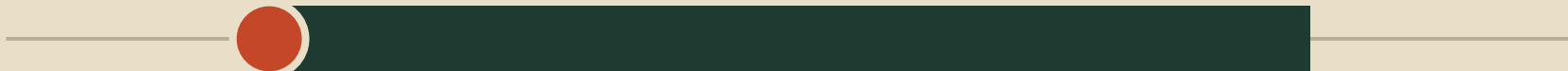
\$898



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$867–\$1,301



\$868 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

126

homes permitted in ten years,
2016–2025

6%

of those were in multifamily
buildings

79%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.3% to the 2,443 homes here.

9–31

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



HOME VALUE

A median home costs 33% less than Tennessee's.

\$192,100

median home value in Dunlap.

Dunlap



\$192,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS DUNLAP'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/dunlap/

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