



Dyersburg, Tennessee.

Current market data.

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

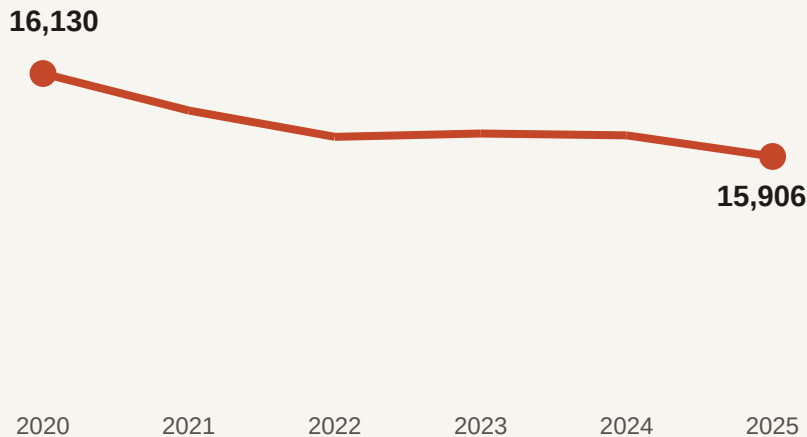


POPULATION

Down 1.4% since 2020.

15,906

people, the 39th-largest of Tennessee's cities and towns.



THE WORKDAY

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

77.3%

of 13,129 jobs located in Dyersburg are filled by in-commuters.



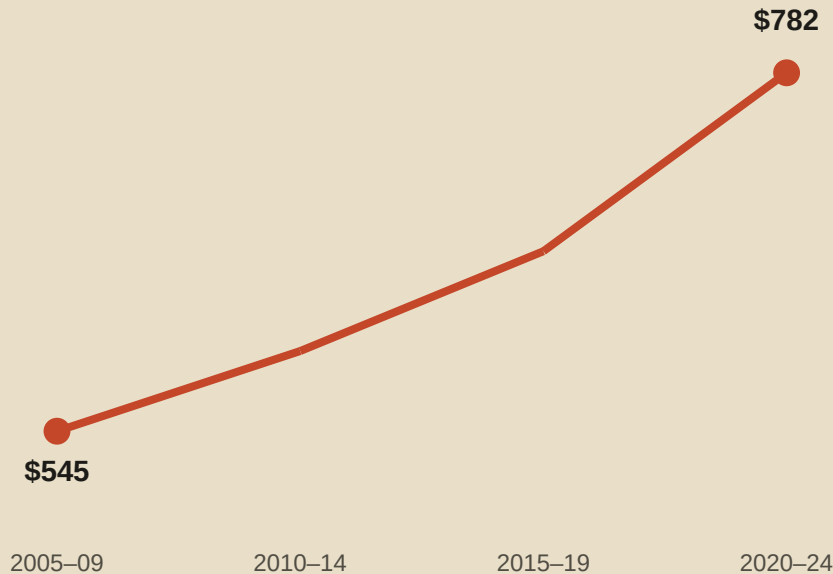
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 43%
since the 2005–2009
survey, before inflation.

\$782

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





THE SEAM

Cross one tract line and median rent jumps \$256.

A \$256 gap between neighbors, the sharpest rent edge between adjacent tracts in Dyer County.

TRACT 9646

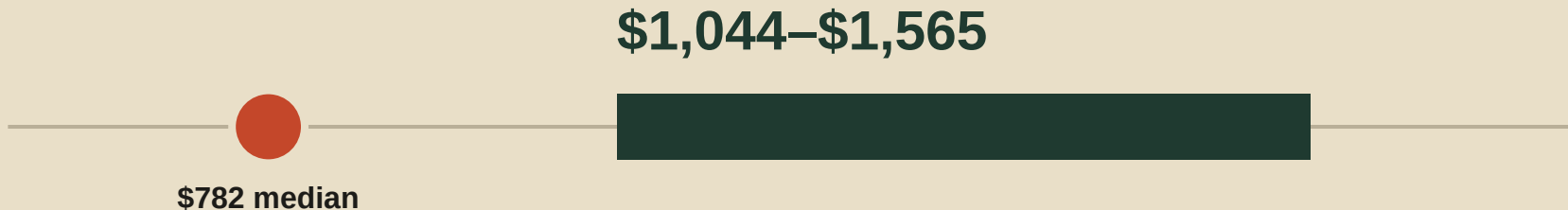
\$569

TRACT 9645

\$825

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.

139

homes permitted, 2022–2025

4%

of those were in multifamily
buildings

89%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.7% to the 7,538 homes here.

34–131

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



HOME VALUE

A median home costs 41%
less than Tennessee's.

\$168,300

median home value in Dyersburg.

Dyersburg



\$168,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS DYERSBURG'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/dyersburg/

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