



# Forest Hills, Tennessee.

Current market data.

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

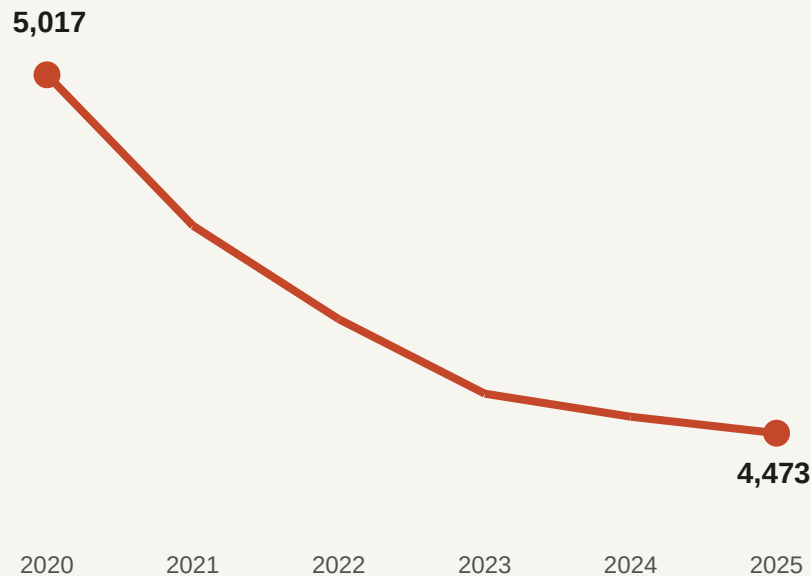


## POPULATION

Down 10.8% since 2020.

4,473

people, the 114th-largest of Tennessee's cities and towns.



## THE WORKDAY

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

94.7%

of 761 jobs located in Forest Hills are filled by in-commuters.



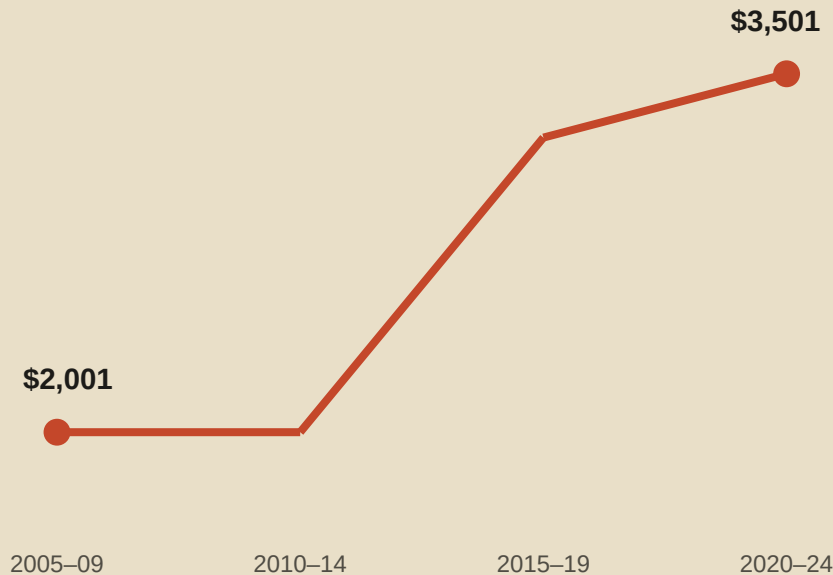
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 75%  
since the 2005–2009  
survey, before inflation.

**\$3,501**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$2,205 gap between neighbors, the sharpest rent edge between adjacent tracts in Davidson County.

TRACT 181.02

**\$968**

TRACT 185

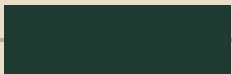
**\$3,173**



## ROOM TO BUILD

# The median rent is above what local wages can carry.

**\$1,022–\$1,533**



**\$3,501 median**

is the monthly rent range local workforce wages support.

## BUILDING

# Most of the housing here is older than 2000.

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92

homes permitted in ten years,  
2016–2025

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0%

of those were in multifamily  
buildings

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88%

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0–0.4% to the 1,962 homes here.**

**0–8**

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



## HOME VALUE

A median home costs  
393% more than  
Tennessee's.

**\$1,413,100**

median home value in Forest Hills.

Forest Hills



\$1,413,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS FOREST HILLS'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/forest-hills/\*\*](https://almanacdata.ai/e/tn/forest-hills/)

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