



# Franklin, Tennessee.

Current market data.

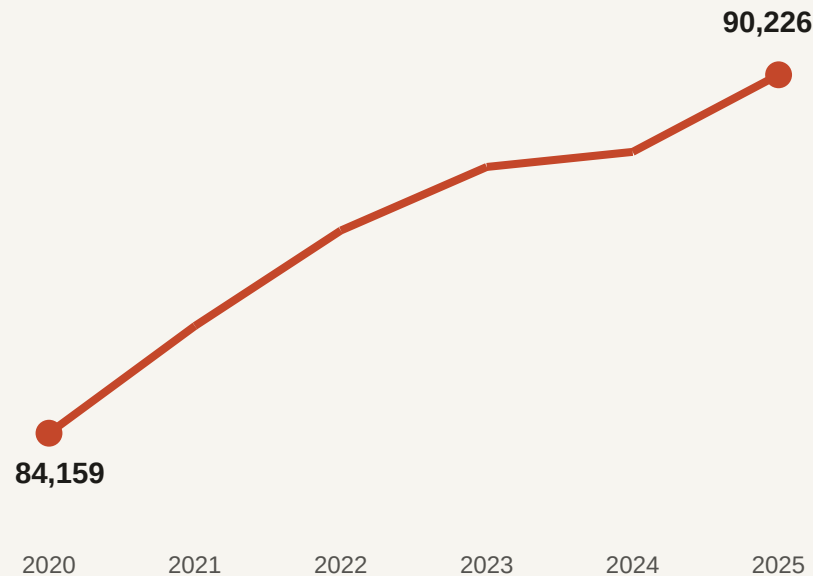
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 7.2% since 2020.**

**90,226**

people, the 7th-largest of Tennessee's cities and towns.



THE WORKDAY

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

86.7%

of 91,459 jobs located in Franklin are filled by in-commuters.



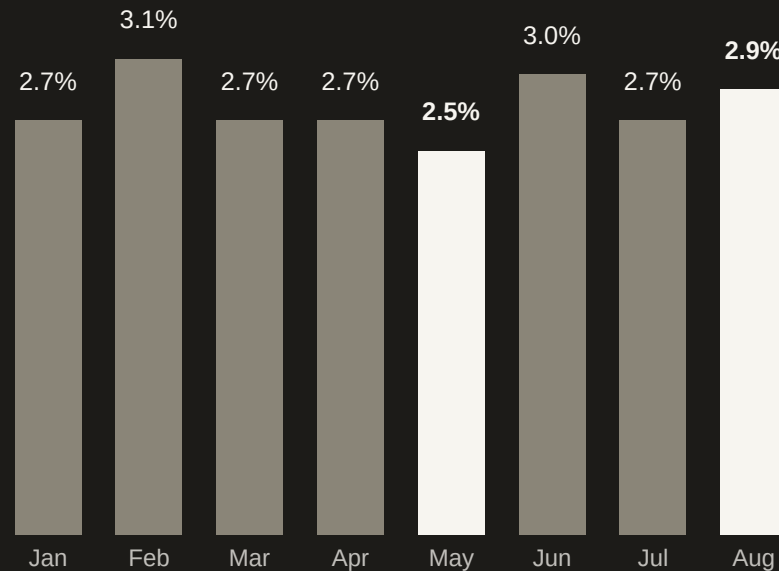
Each dot is 1% of jobs. Filled: held by in-commuters.

## UNEMPLOYMENT, 2026

The low came in May:  
2.5%.

2.9%

in August 2026, the latest month released. A year earlier it was 2.9%.



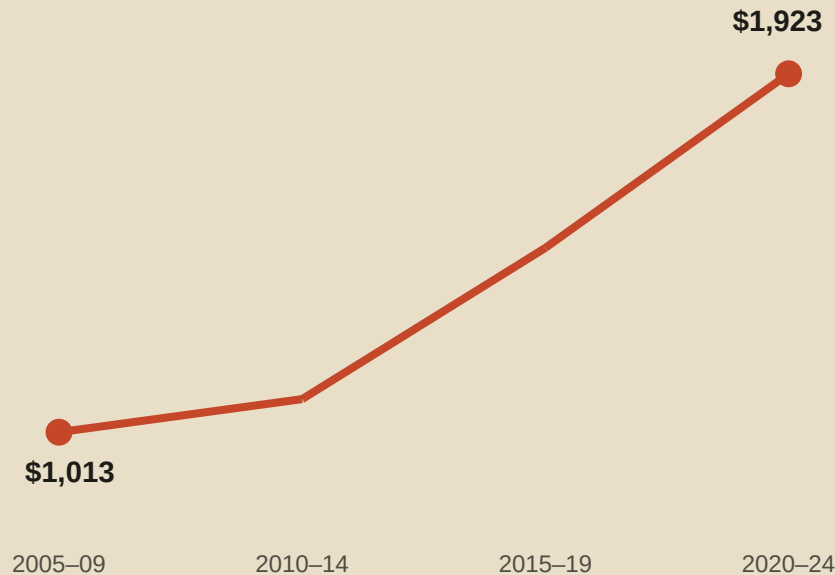


## RENT

**Median rent is up 90%  
since the 2005–2009  
survey, before inflation.**

**\$1,923**

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



## THE SEAM

# Cross one tract line and median rent doubles.

A \$1,488 gap between neighbors, the sharpest rent edge between adjacent tracts in Williamson County.

TRACT 509.08

**\$1,427**

TRACT 509.09

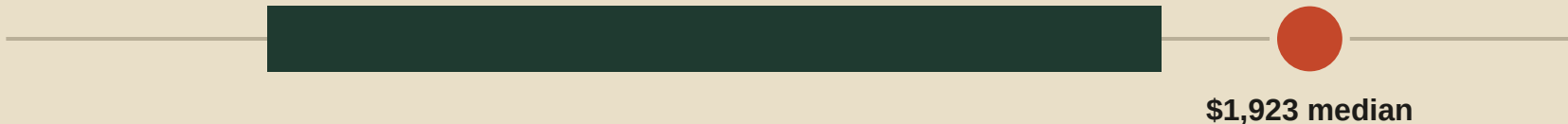
**\$2,915**



## ROOM TO BUILD

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

**\$1,214–\$1,822**



is the monthly rent range local workforce wages support.

BUILDING

**46% of the housing here was built before 2000.**

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**10,105**

homes permitted in ten years,  
2016–2025

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**55%**

of those were in multifamily  
buildings

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**46%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.4–2.5% to the 36,239 homes here.**

**136–915**

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



## HOME VALUE

A median home costs  
146% more than  
Tennessee's.

**\$705,400**

median home value in Franklin.

Franklin



\$705,400

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS FRANKLIN'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/franklin/](https://almanacdata.ai/e/tn/franklin/)

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