



Gainesboro, Tennessee.

Current market data.

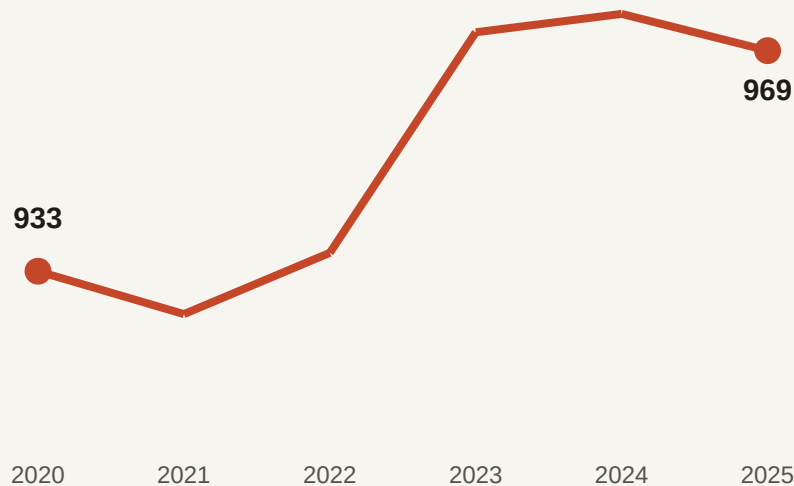
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.9% since 2020.

969

people, the 234th-largest of Tennessee's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.8%

of 795 jobs located in Gainesboro are filled by in-commuters.



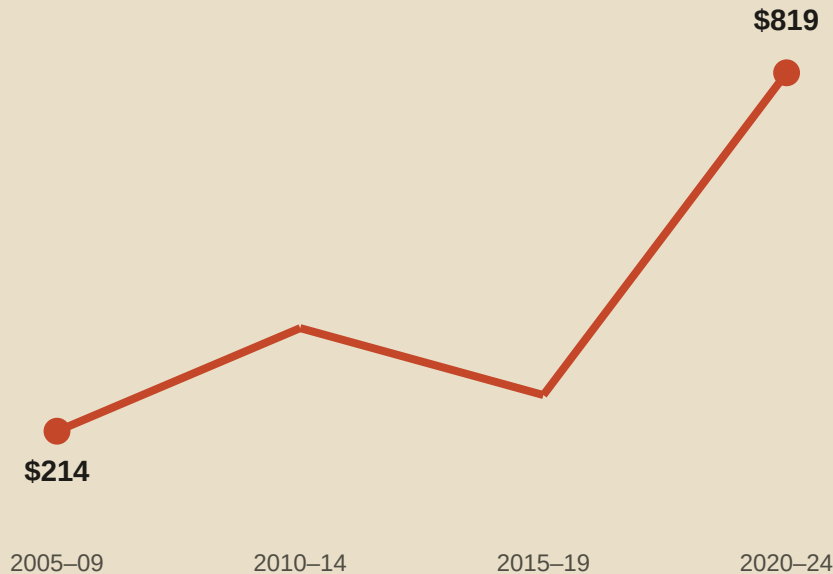
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 283%
since the 2005–2009
survey, before inflation.

\$819

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





THE SEAM

Cross one tract line and median rent jumps \$253.

A \$253 gap between neighbors, the sharpest rent edge between adjacent tracts in Jackson County.

TRACT 9604

\$526

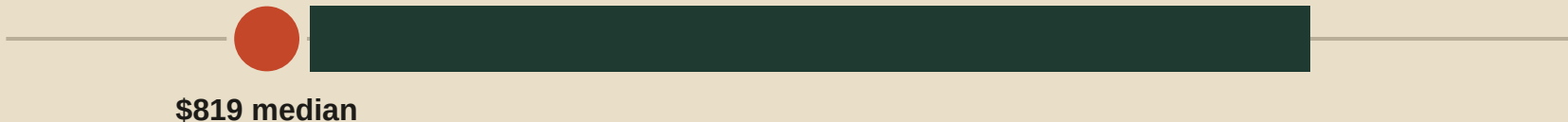
TRACT 9603

\$779

ROOM TO BUILD

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

\$837–\$1,256



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

94%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.9% to the 411 homes here.

1–8

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



HOME VALUE

A median home costs 40% less than Tennessee's.

\$170,600

median home value in Gainesboro.

Gainesboro



\$170,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GAINESBORO'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/gainesboro/

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