



Gallatin, Tennessee.

Current market data.

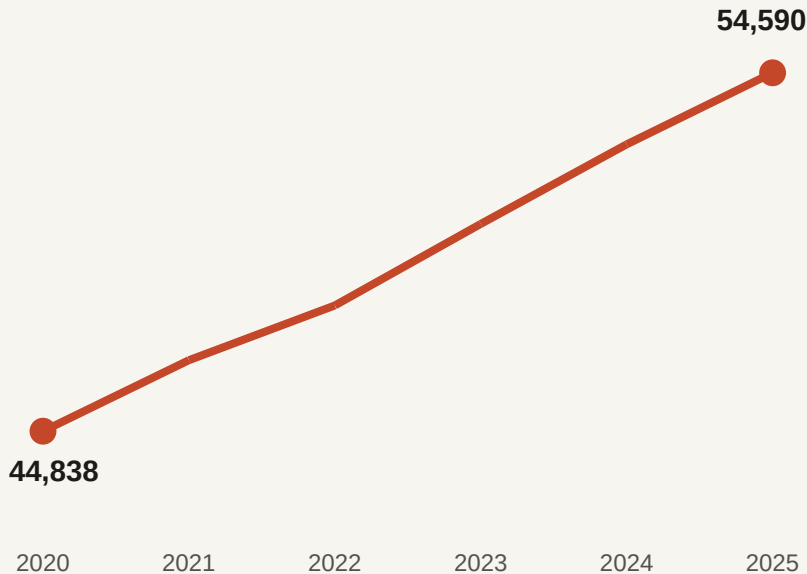
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 21.7% since 2020.

54,590

people, the 15th-largest of Tennessee's cities and towns.

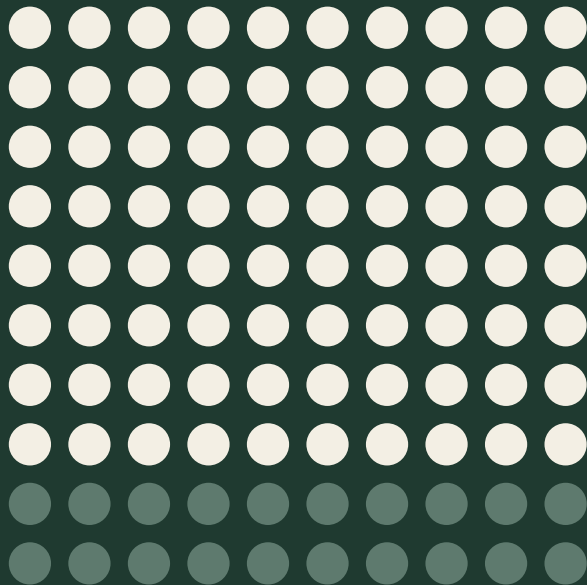


THE WORKDAY

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

79.8%

of 26,833 jobs located in Gallatin are filled by in-commuters.



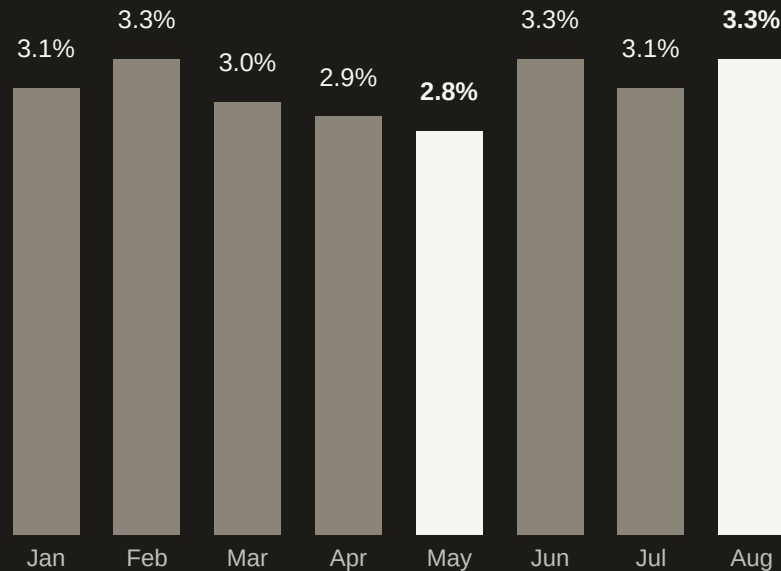
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
2.8%.

3.3%

in August 2026, the latest month released. A year earlier it was 3.1%.

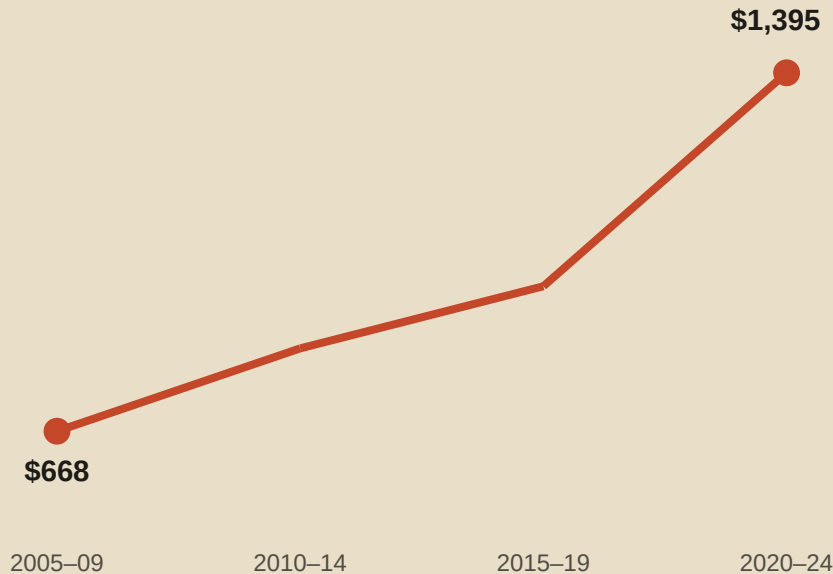


RENT

Median rent is up 109%
since the 2005–2009
survey, before inflation.

\$1,395

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,047 gap between neighbors, the sharpest rent edge between adjacent tracts in Sumner County.

TRACT 211.06

\$1,454

TRACT 212.05

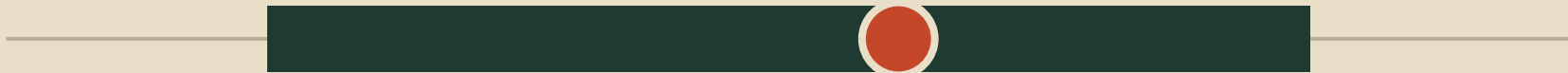
\$3,501



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,071–\$1,606



\$1,395 median

is the monthly rent range local workforce wages support.

BUILDING

44% of the housing here was built before 2000.

11,214

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

44%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.3% to the 20,937 homes here.

97–268

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



HOME VALUE

A median home costs 30% more than Tennessee's.

\$372,000

median home value in Gallatin.

Gallatin



\$372,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GALLATIN'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/gallatin/

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