



Gates, Tennessee.

Current market data.

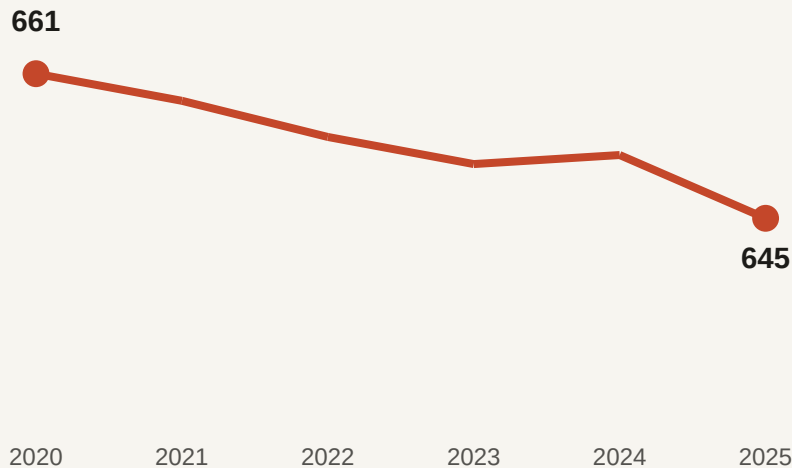
10 cards. Every number sourced and dated. Data as of Oct 31, 2026.

POPULATION

Down 2.4% since 2020.

645

people, the 269th-largest of Tennessee's cities and towns.



THE WORKDAY

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

95.1%

of 61 jobs located in Gates are filled by in-commuters.



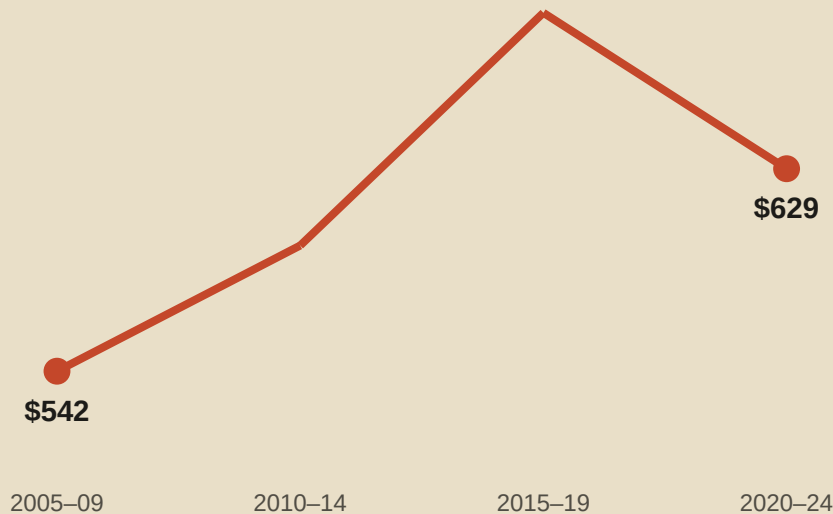
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 16%
since the 2005–2009
survey, before inflation.

\$629

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





THE SEAM

Cross one tract line and median rent jumps \$235.

A \$235 gap between neighbors, the sharpest rent edge between adjacent tracts in Lauderdale County.

TRACT 506

\$668

TRACT 505.03

\$903



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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.7% to the 273 homes here.

1–2

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



HOME VALUE

A median home costs 66% less than Tennessee's.

\$96,300

median home value in Gates.

Gates



\$96,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GATES'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/gates/**](https://almanacdata.ai/e/tn/gates/)

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