



Germantown, Tennessee.

Current market data.

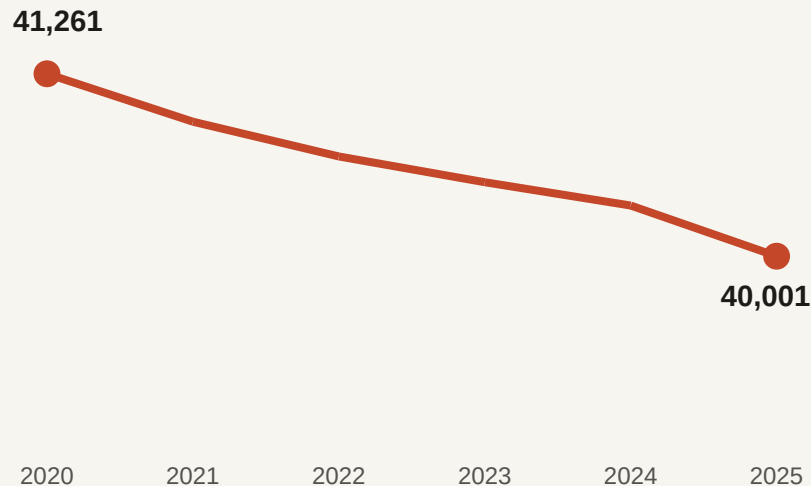
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.1% since 2020.

40,001

people, the 23rd-largest of Tennessee's cities and towns.



THE WORKDAY

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

88.6%

of 16,016 jobs located in Germantown are filled by in-commuters.



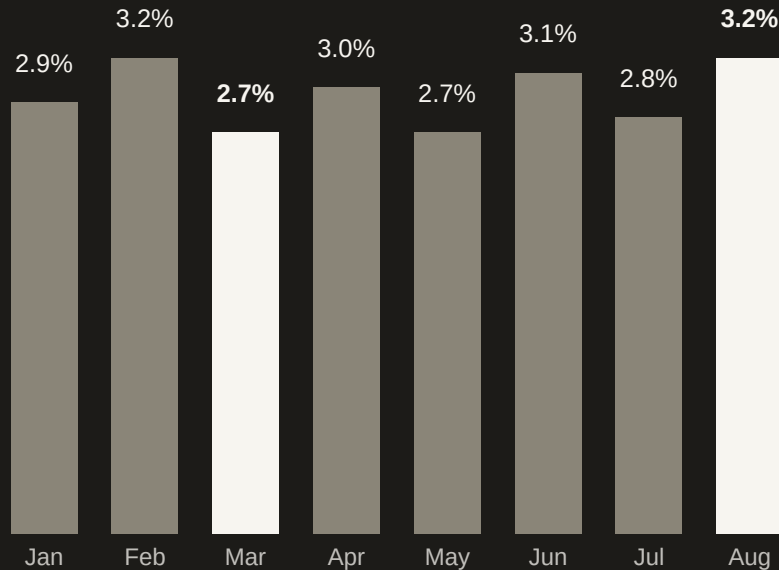
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.7%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.0%.

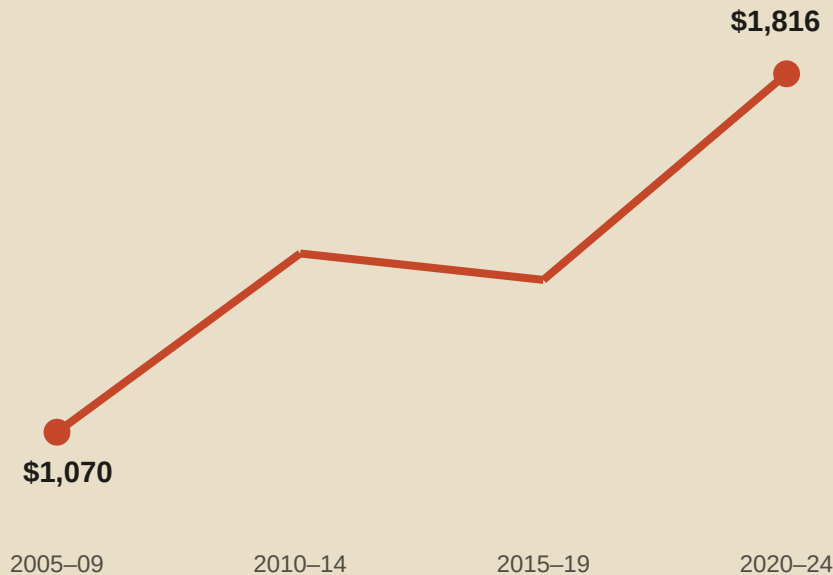


RENT

Median rent is up 70%
since the 2005–2009
survey, before inflation.

\$1,816

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,573 gap between neighbors, the sharpest rent edge between adjacent tracts in Shelby County.

TRACT 216.20

\$1,132

TRACT 216.13

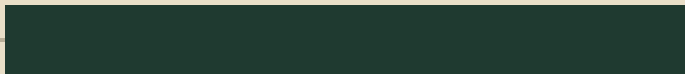
\$2,705



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,004–\$1,506



\$1,816 median

is the monthly rent range local workforce wages support.



BUILDING

Most of the housing here is older than 2000.

80%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–1.0% to the 16,106 homes here.

22–160

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



HOME VALUE

A median home costs 64% more than Tennessee's.

\$470,800

median home value in Germantown.

Germantown



\$470,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GERMANTOWN'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/germantown/**](https://almanacdata.ai/e/tn/germantown/)

The Almanac · your hyper-diligent research partner