



Gibson, Tennessee.

Current market data.

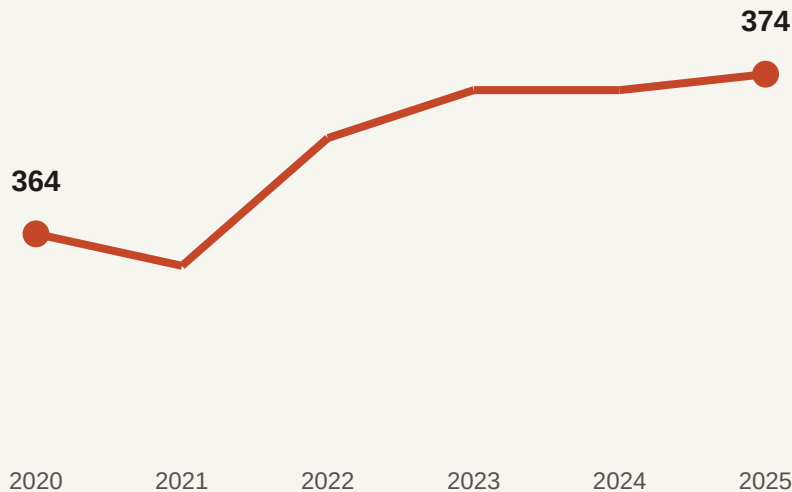
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.7% since 2020.

374

people, the 305th-largest of Tennessee's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 9 jobs located in Gibson are filled by in-commuters.



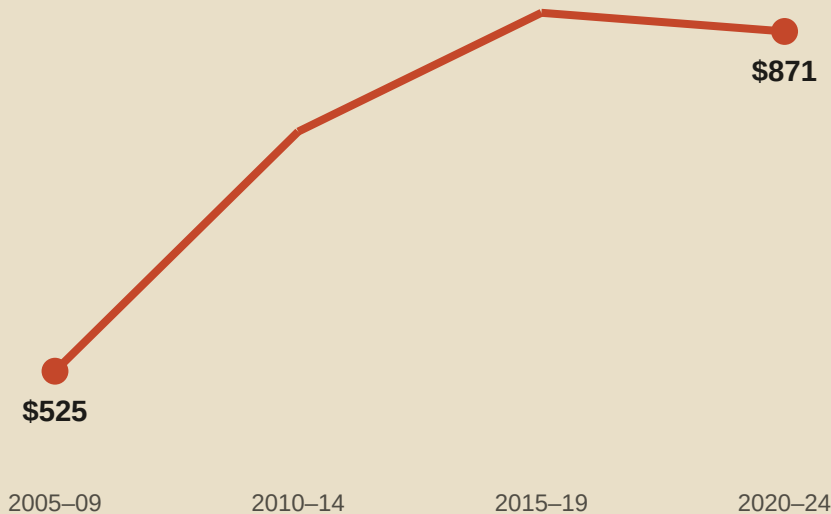
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 66%
since the 2005–2009
survey, before inflation.

\$871

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





THE SEAM

Cross one tract line and median rent doubles.

A \$894 gap between neighbors, the sharpest rent edge between adjacent tracts in Gibson County.

TRACT 9669

\$427

TRACT 9668

\$1,321



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$635–\$953



\$871 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

2

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 0–0.6% to the 172 homes here.

0–1

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



HOME VALUE

A median home costs 46% less than Tennessee's.

\$154,200

median home value in Gibson.

Gibson



\$154,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GIBSON'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/gibson/

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