



Goodlettsville, Tennessee.

Current market data.

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

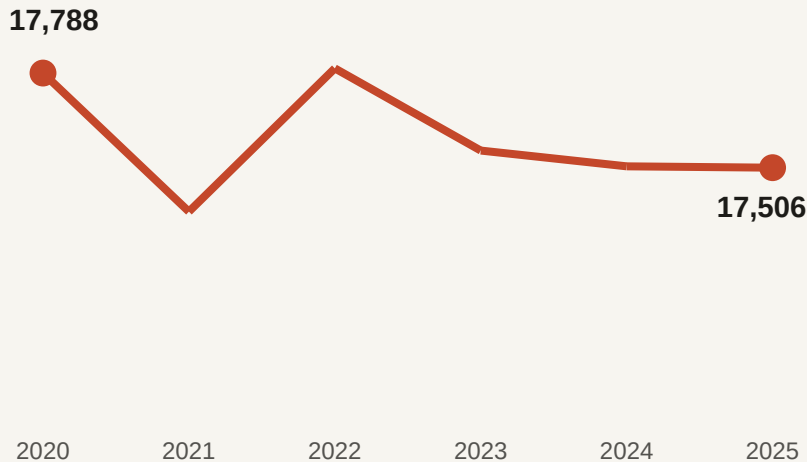


POPULATION

Down 1.6% since 2020.

17,506

people, the 36th-largest of Tennessee's cities and towns.



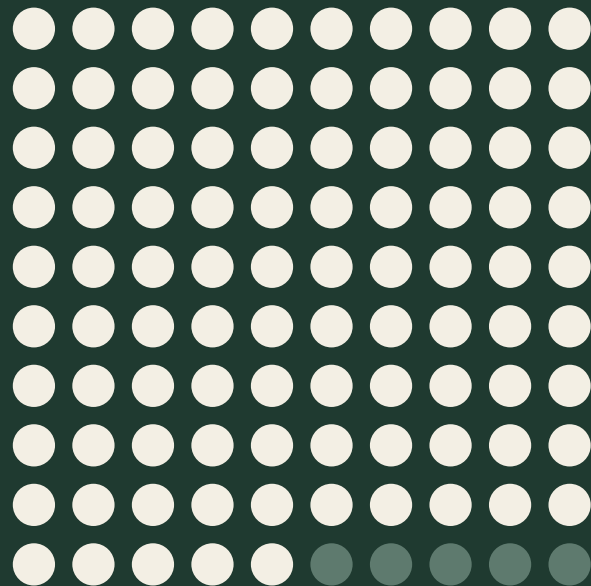
THE WORKDAY

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

94.6%

of 13,151 jobs located in Goodlettsville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



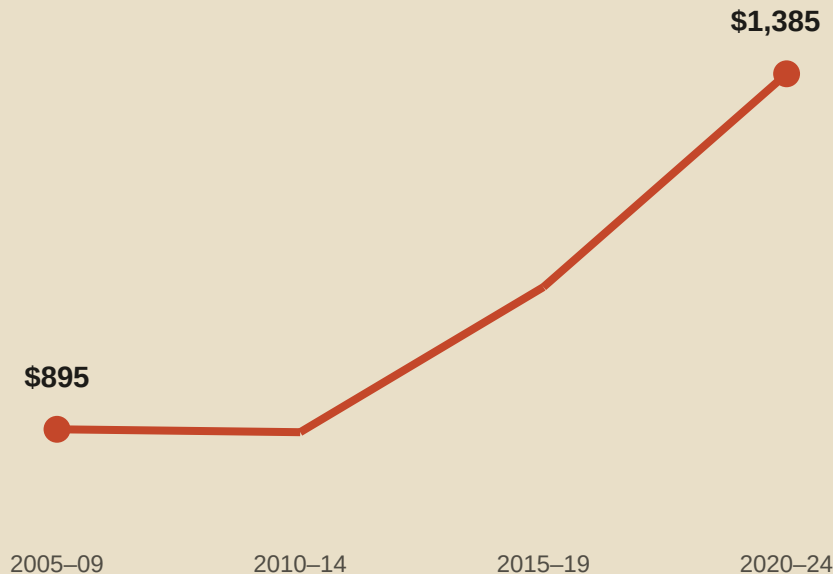
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 55%
since the 2005–2009
survey, before inflation.

\$1,385

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,205 gap between neighbors, the sharpest rent edge between adjacent tracts in Davidson County.

TRACT 181.02

\$968

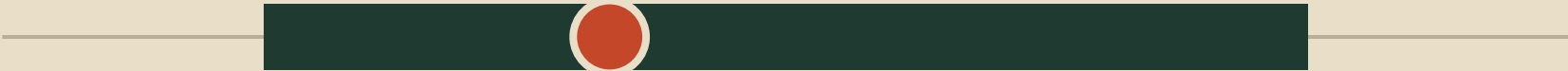
TRACT 185

\$3,173

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,188–\$1,782



\$1,385 median

is the monthly rent range local workforce wages support.

BUILDING

66% of the housing here was built before 2000.

1,049

homes permitted in ten years,
2016–2025

40%

of those were in multifamily
buildings

66%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.6% to the 8,421 homes here.

29–132

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



HOME VALUE

A median home costs 33% more than Tennessee's.

\$381,900

median home value in Goodlettsville.

Goodlettsville



\$381,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GOODLETTSVILLE'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/goodlettsville/

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