



Greenbrier, Tennessee.

Current market data.

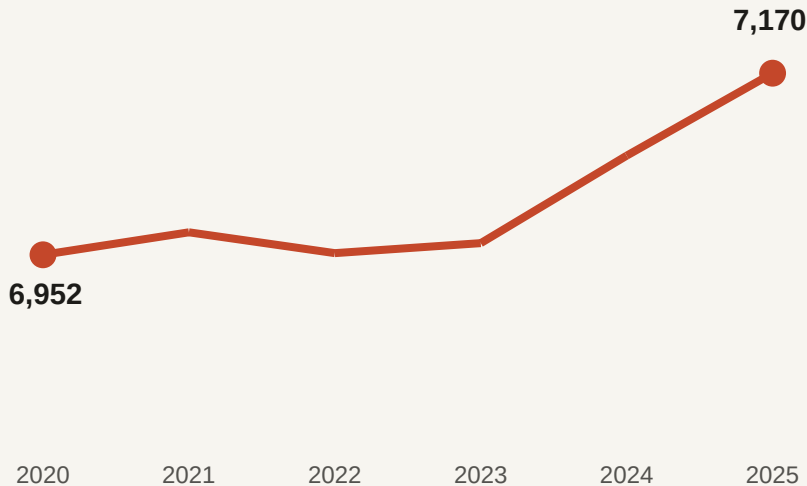
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 3.1% since
2020.**

7,170

people, the 80th-largest of Tennessee's cities and towns.



THE WORKDAY

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

92.2%

of 1,400 jobs located in Greenbrier are filled by in-commuters.



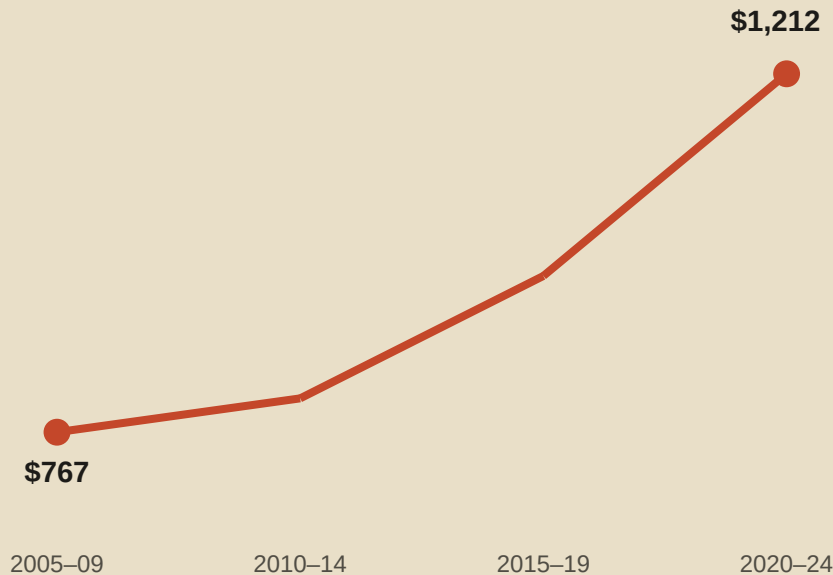
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 58%
since the 2005–2009
survey, before inflation.

\$1,212

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,171 gap between neighbors, the sharpest rent edge between adjacent tracts in Robertson County.

TRACT 803.02

\$854

TRACT 805

\$2,025

ROOM TO BUILD

The median rent is above what local wages can carry.

\$686–\$1,028



is the monthly rent range local workforce wages support.

BUILDING

56% of the housing here was built before 2000.

255

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

56%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 2,622 homes here.

6–14

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



HOME VALUE

A median home costs 12%
more than Tennessee's.

\$321,900

median home value in Greenbrier.

Greenbrier



Tennessee



U.S.



THAT WAS GREENBRIER'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/greenbrier/

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