



Guys, Tennessee.

Current market data.

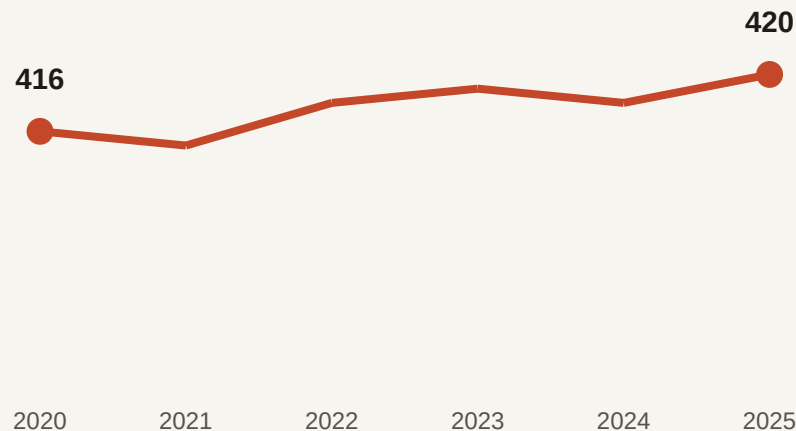
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,
every year since.**

420

people, the 300th-largest of Tennessee's cities and towns.



THE WORKDAY

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

94.1%

of 17 jobs located in Guys are filled by in-commuters.



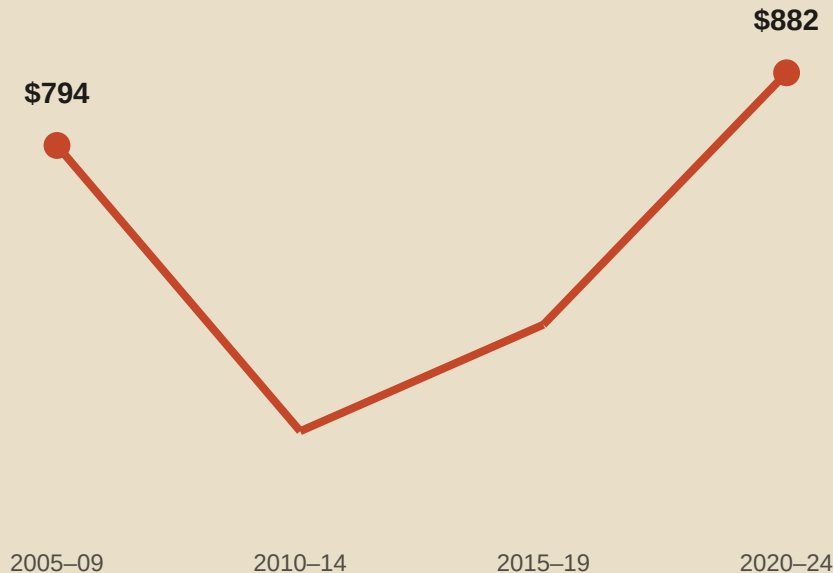
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 11%
since the 2005–2009
survey, before inflation.

\$882

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



THE SEAM

Cross one tract line and median rent jumps \$323.

A \$323 gap between neighbors, the sharpest rent edge between adjacent tracts in McNairy County.

TRACT 9305.02

\$578

TRACT 9306

\$901

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$719–\$1,078



\$882 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

79%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 45%
less than Tennessee's.

\$158,800

median home value in Guys.

Guys



\$158,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS GUYS'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/guys/**](https://almanacdata.ai/e/tn/guys/)

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