



Henderson, Tennessee.

Current market data.

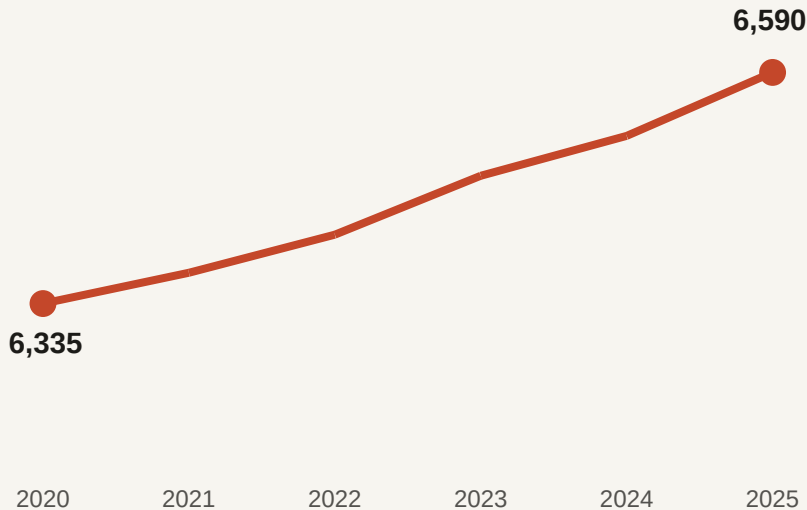
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.0% since 2020.

6,590

people, the 89th-largest of Tennessee's cities and towns.

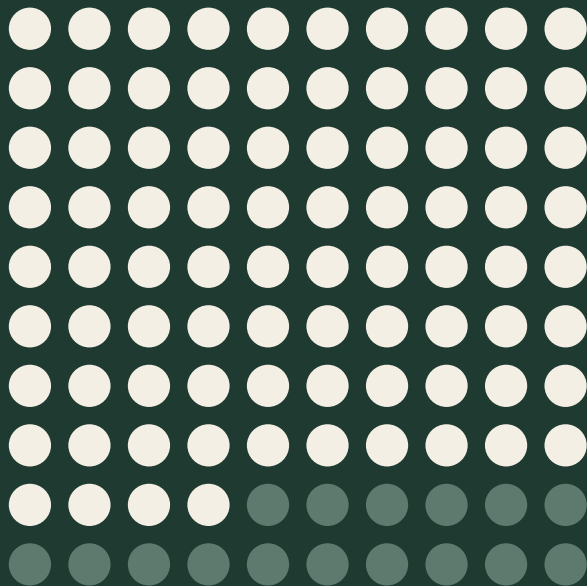


THE WORKDAY

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

83.6%

of 3,771 jobs located in Henderson are filled by in-commuters.



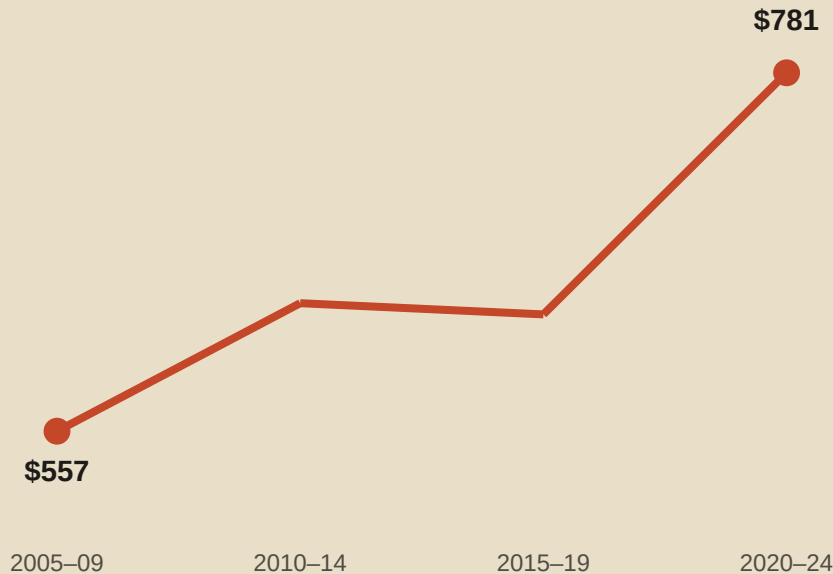
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 40%
since the 2005–2009
survey, before inflation.

\$781

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





THE SEAM

Cross one tract line and median rent jumps \$465.

A \$465 gap between neighbors, the sharpest rent edge between adjacent tracts in Chester County.

TRACT 9701.02

\$675

TRACT 9703.01

\$1,140

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

72

homes permitted, 2022–2025

3%

of those were in multifamily
buildings

80%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 2,316 homes here.

11–38

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



HOME VALUE

A median home costs 48% less than Tennessee's.

\$147,900

median home value in Henderson.

Henderson



\$147,900

Tennessee



\$286,700

U.S.



\$332,700



THAT WAS HENDERSON'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/henderson/

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