



Hendersonville, Tennessee.

Current market data.

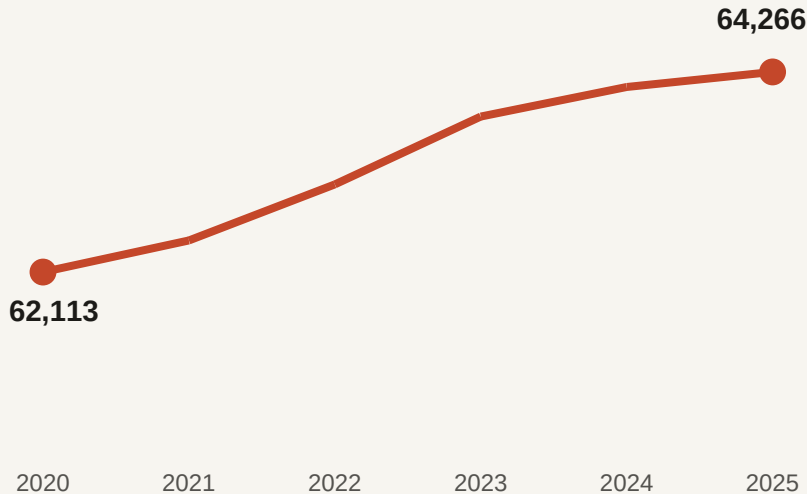
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

64,266

people, the 10th-largest of Tennessee's cities and towns.



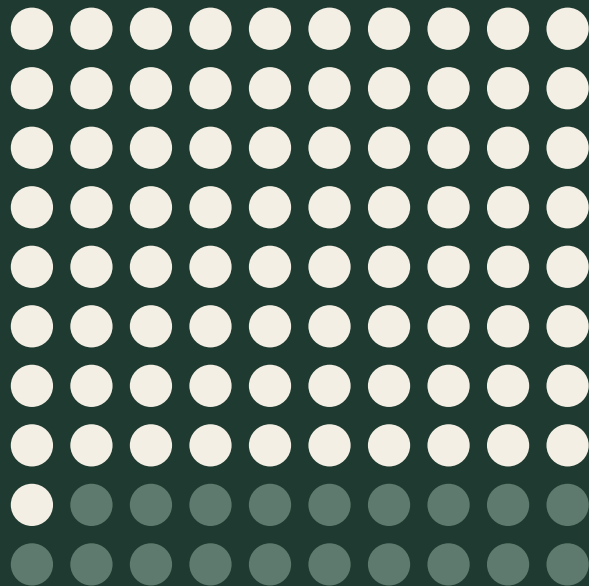
THE WORKDAY

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

81.2%

of 21,651 jobs located in Hendersonville are filled by
in-commuters.

Source: Census LEHD LODES, 2023



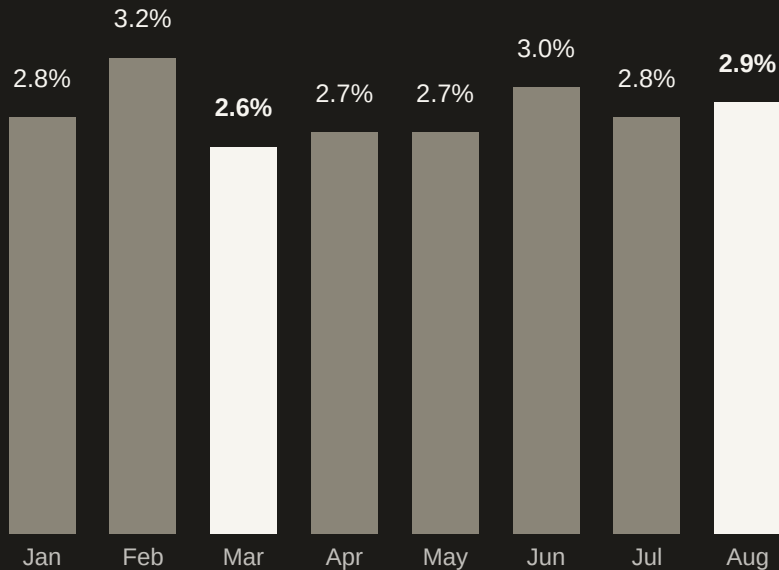
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.6%.

2.9%

in August 2026, the latest month released. A year earlier it was 3.0%.

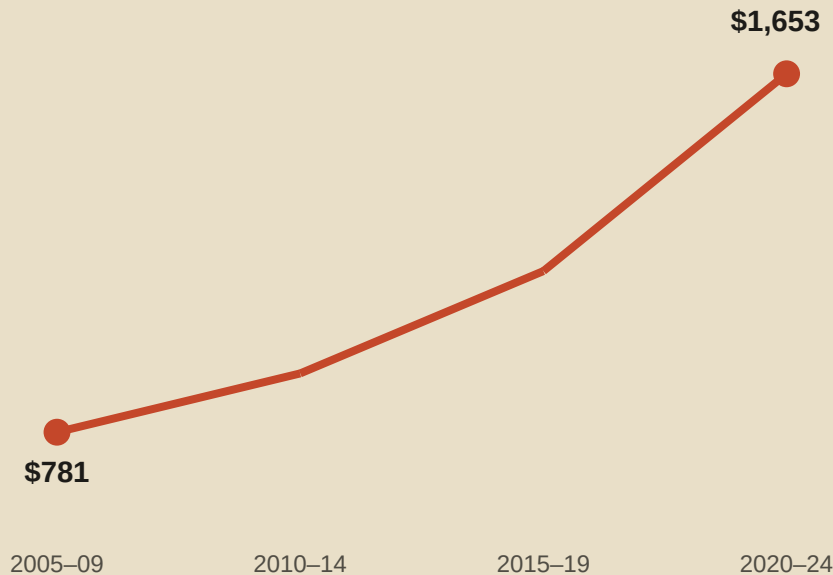


RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$1,653

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



THE SEAM

Cross one tract line and median rent doubles.

A \$2,047 gap between neighbors, the sharpest rent edge between adjacent tracts in Sumner County.

TRACT 211.06

\$1,454

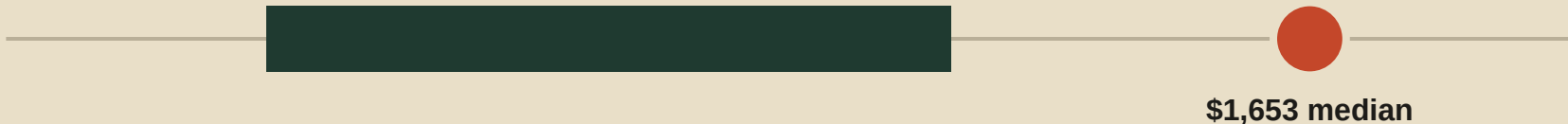
TRACT 212.05

\$3,501

ROOM TO BUILD

The median rent is above what local wages can carry.

\$938–\$1,407



is the monthly rent range local workforce wages support.

BUILDING

62% of the housing here was built before 2000.

3,284

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

62%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.8% to the 26,563 homes here.

75–217

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



HOME VALUE

A median home costs 50% more than Tennessee's.

\$430,700

median home value in Hendersonville.

Hendersonville



\$430,700

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS HENDERSONVILLE'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/hendersonville/

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