



Humboldt, Tennessee.

Current market data.

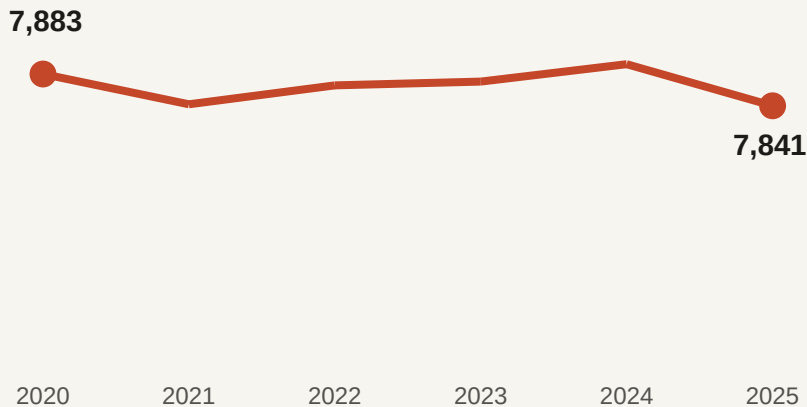
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

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

7,841

people, the 74th-largest of Tennessee's cities and towns.

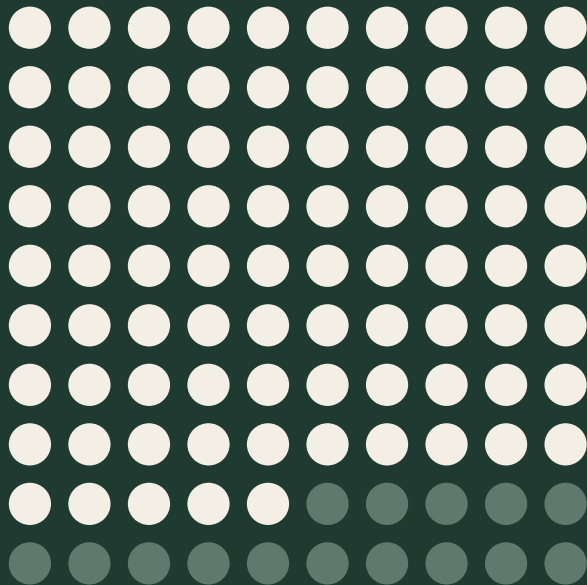


THE WORKDAY

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

85.1%

of 3,736 jobs located in Humboldt are filled by in-commuters.



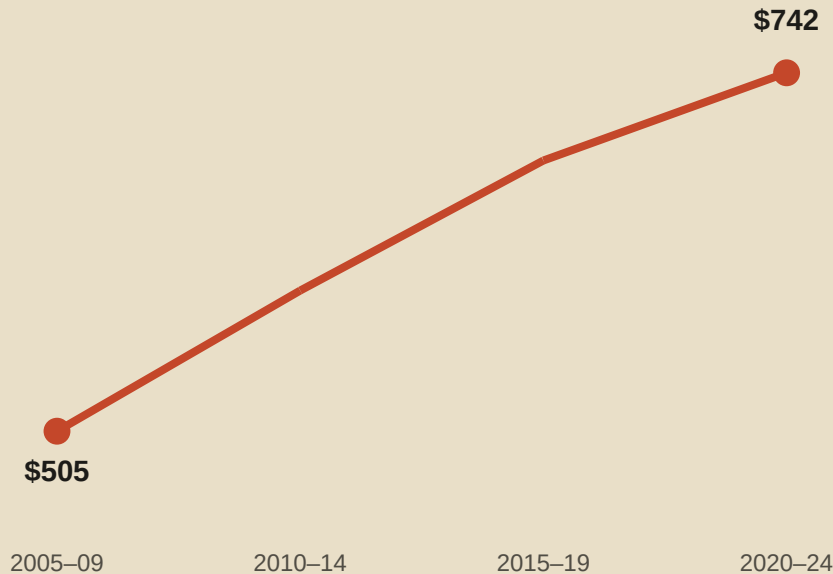
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 47%
since the 2005–2009
survey, before inflation.

\$742

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





THE SEAM

Cross one tract line and median rent doubles.

A \$894 gap between neighbors, the sharpest rent edge between adjacent tracts in Gibson County.

TRACT 9669

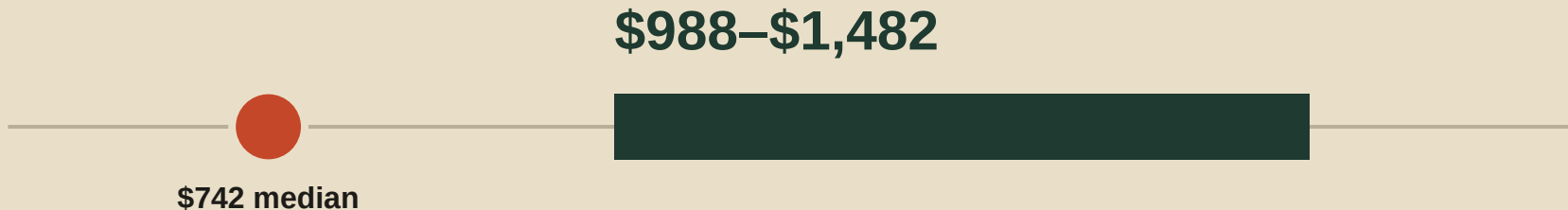
\$427

TRACT 9668

\$1,321

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.

25

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.0% to the 3,893 homes here.

14–37

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



HOME VALUE

A median home costs 64%
less than Tennessee's.

\$102,300

median home value in Humboldt.

Humboldt



\$102,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS HUMBOLDT'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/humboldt/

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