



Jackson, Tennessee.

Current market data.

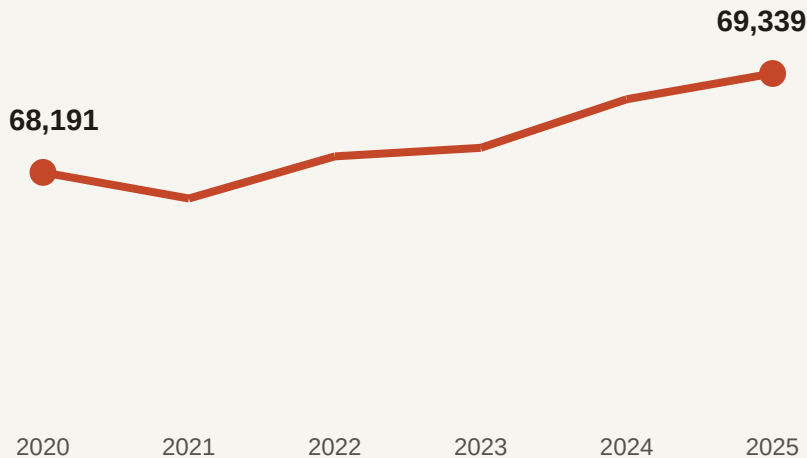
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.7% since 2020.

69,339

people, the 9th-largest of Tennessee's cities and towns.

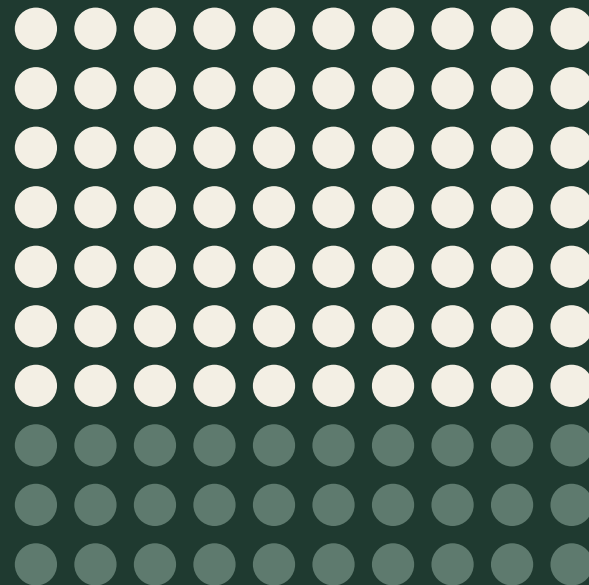


THE WORKDAY

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

69.7%

of 56,114 jobs located in Jackson are filled by in-commuters.



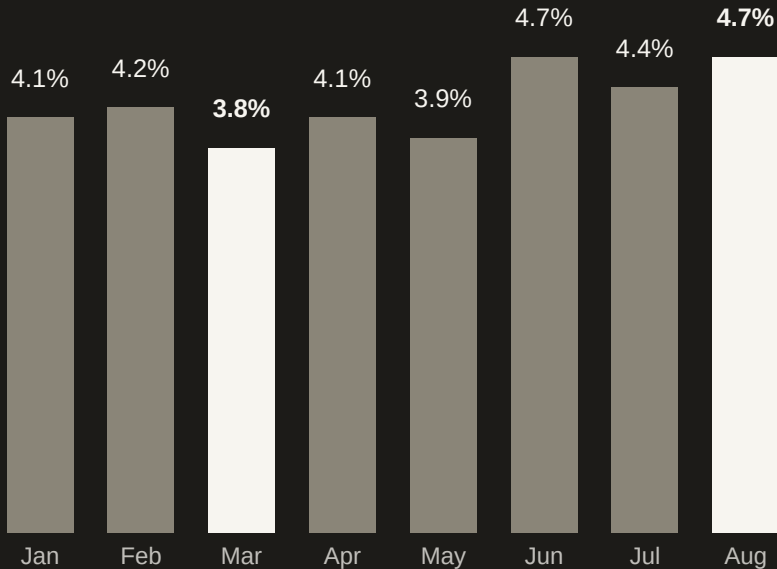
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.8%.

4.7%

in August 2026, the latest month released. A year earlier it was 4.2%.

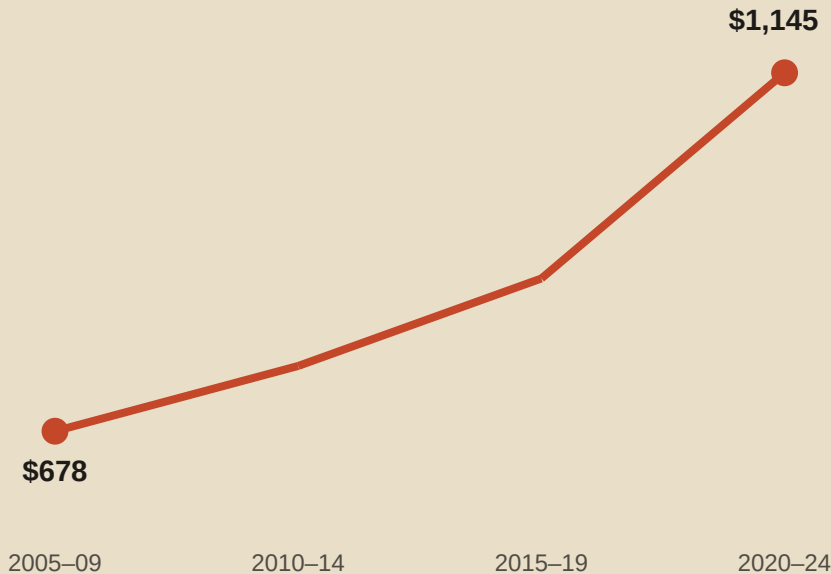


RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$1,145

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,114 gap between neighbors, the sharpest rent edge between adjacent tracts in Madison County.

TRACT 16.09

\$713

TRACT 16.11

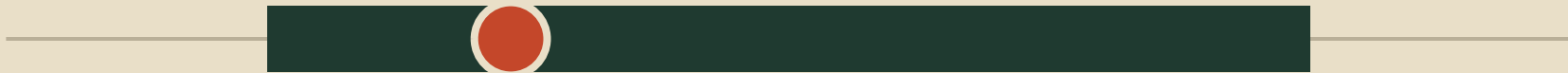
\$1,827



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,025–\$1,538



\$1,145 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

1,743

homes permitted in ten years,
2016–2025

7%

of those were in multifamily
buildings

75%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.9% to the 30,324 homes here.

140–561

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



HOME VALUE

A median home costs 24% less than Tennessee's.

\$217,800

median home value in Jackson.

Jackson



\$217,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS JACKSON'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/jackson/

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