



Kingston Springs, Tennessee.

Current market data.

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

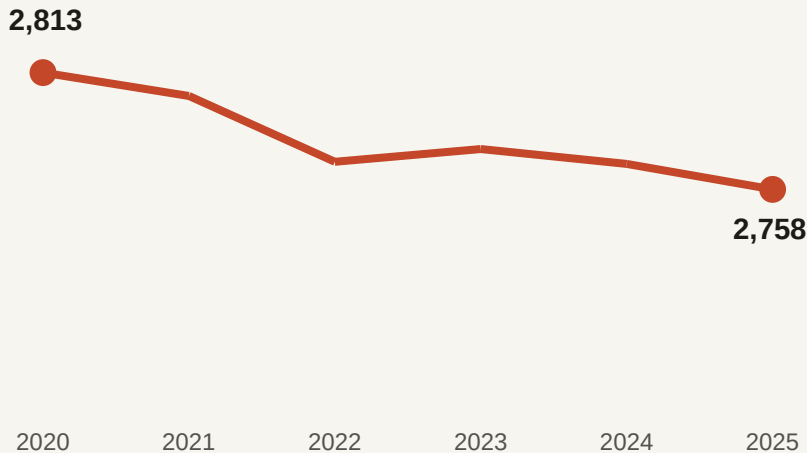


POPULATION

Down 2.0% since 2020.

2,758

people, the 144th-largest of Tennessee's cities and towns.



THE WORKDAY

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

90.9%

of 685 jobs located in Kingston Springs are filled by
in-commuters.



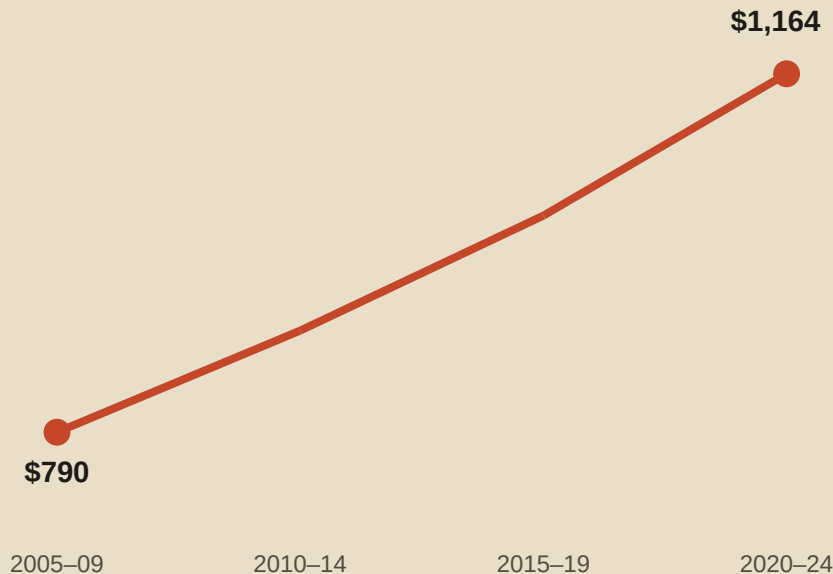
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,164

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





THE SEAM

Cross one tract line and median rent jumps \$846.

A \$846 gap between neighbors, the sharpest rent edge between adjacent tracts in Cheatham County.

TRACT 703

\$1,208

TRACT 701.02

\$2,054



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$954–\$1,431



\$1,164 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

57

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

77%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,128 homes here.

1–7

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



HOME VALUE

A median home costs 49% more than Tennessee's.

\$426,500

median home value in Kingston Springs.

Kingston Springs



\$426,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS KINGSTON SPRINGS'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/kingston-springs/

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