



Livingston, Tennessee.

Current market data.

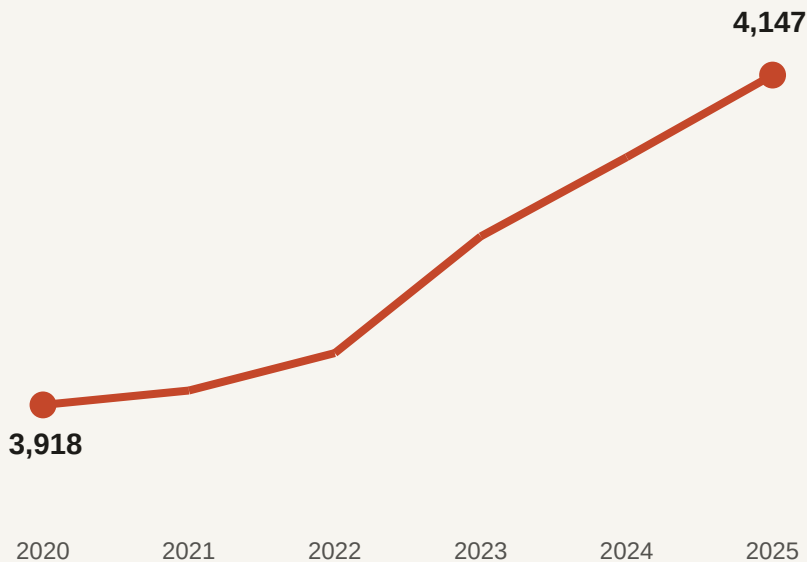
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

4,147

people, the 120th-largest of Tennessee's cities and towns.



THE WORKDAY

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

89.3%

of 3,845 jobs located in Livingston are filled by in-commuters.



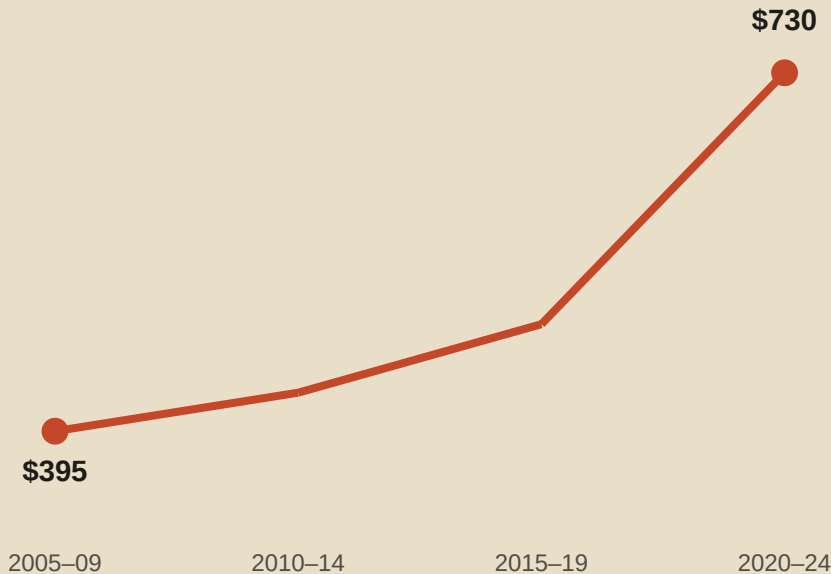
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 85%
since the 2005–2009
survey, before inflation.

\$730

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





THE SEAM

Cross one tract line and median rent jumps \$364.

A \$364 gap between neighbors, the sharpest rent edge between adjacent tracts in Overton County.

TRACT 9501

\$588

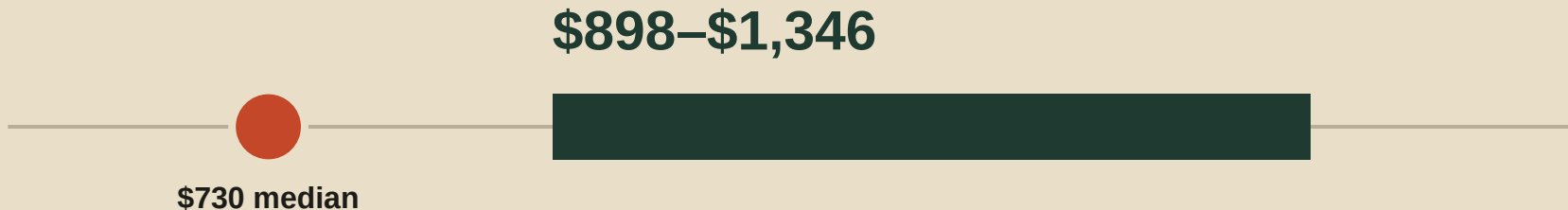
TRACT 9502

\$952



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.

68

homes permitted, 2022–2025

32%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–2.1% to the 1,823 homes here.

5–38

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



HOME VALUE

A median home costs 57% less than Tennessee's.

\$123,000

median home value in Livingston.

Livingston



\$123,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS LIVINGSTON'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/livingston/**](https://almanacdata.ai/e/tn/livingston/)

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