



McMinnville, Tennessee.

Current market data.

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

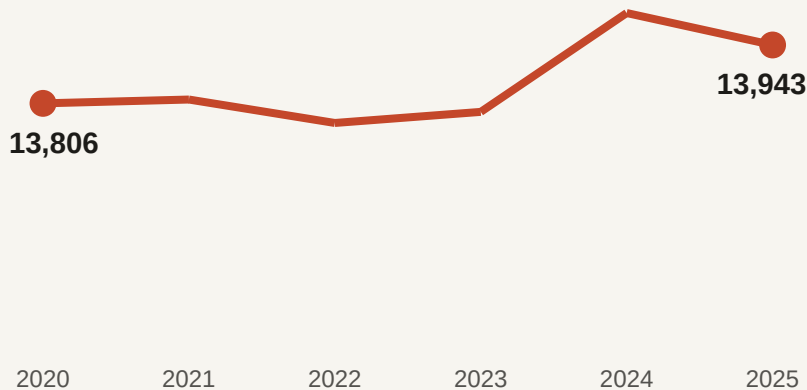


POPULATION

Growing. Up 1.0% since 2020.

13,943

people, the 45th-largest of Tennessee's cities and towns.

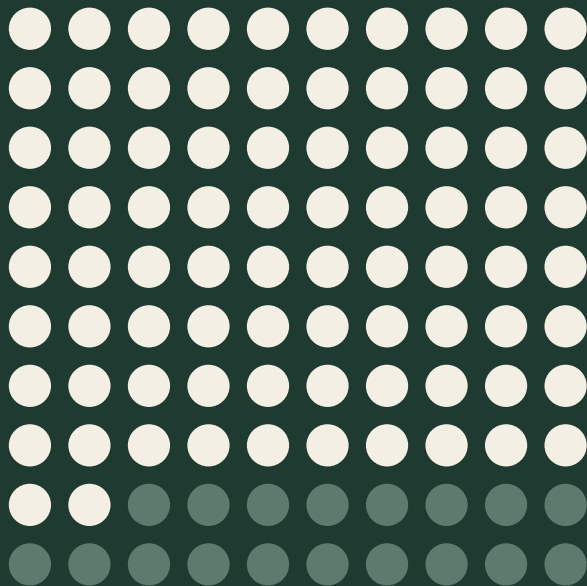


THE WORKDAY

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

81.8%

of 7,656 jobs located in McMinnville are filled by
in-commuters.



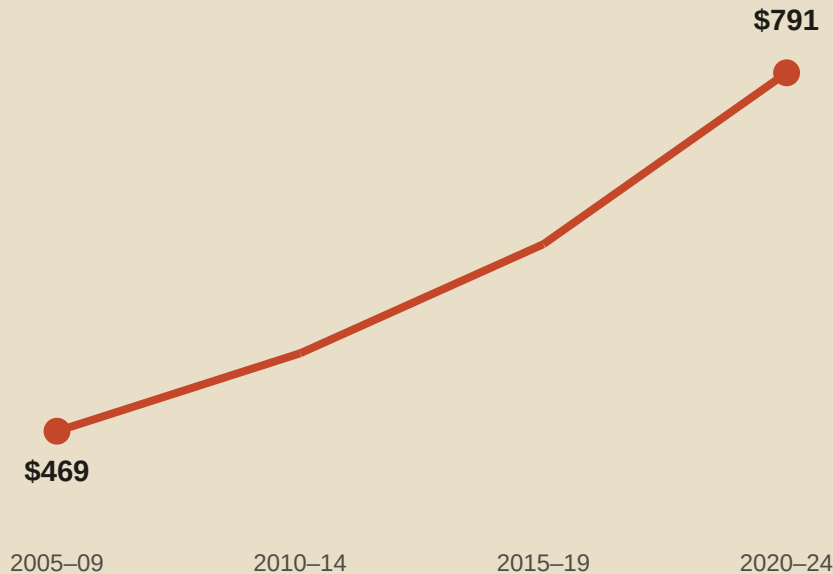
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$791

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





THE SEAM

Cross one tract line and median rent jumps \$377.

A \$377 gap between neighbors, the sharpest rent edge between adjacent tracts in Warren County.

TRACT 9309

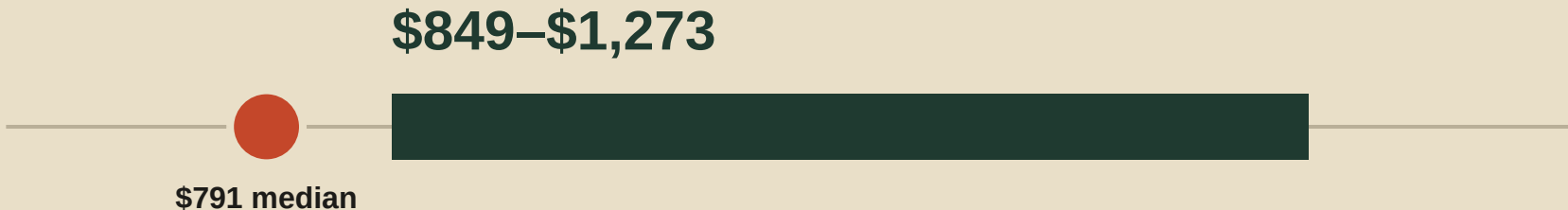
\$570

TRACT 9301

\$947

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.

196

homes permitted, 2022–2025

46%

of those were in multifamily
buildings

86%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.2% to the 6,220 homes here.

29–77

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



HOME VALUE

A median home costs 36% less than Tennessee's.

\$182,200

median home value in McMinnville.

McMinnville



\$182,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS MCMINNVILLE'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/mcminnville/

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