



Memphis, Tennessee.

Current market data.

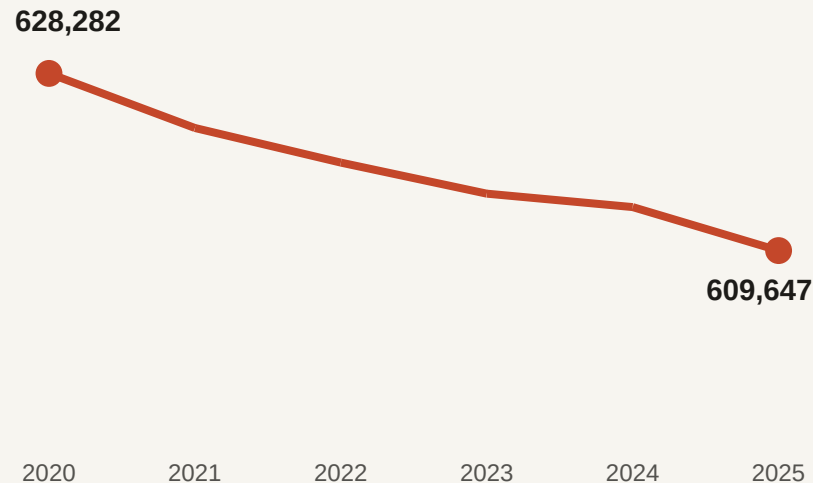
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 3.0% since 2020.

609,647

people, the 2nd-largest of Tennessee's cities and towns.

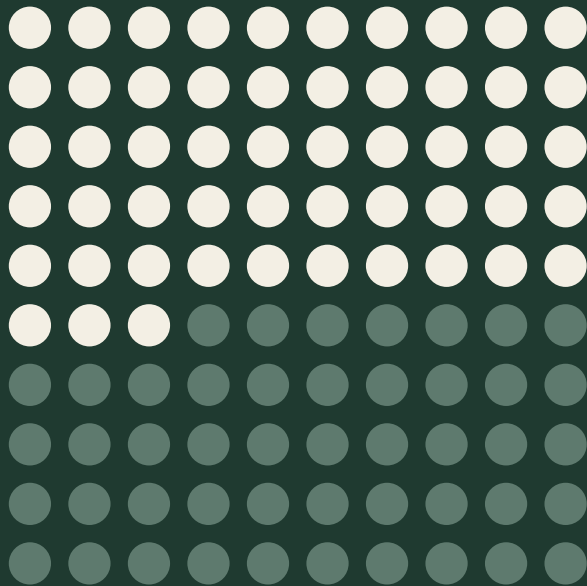


THE WORKDAY

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

52.6%

of 408,525 jobs located in Memphis are filled by in-commuters.



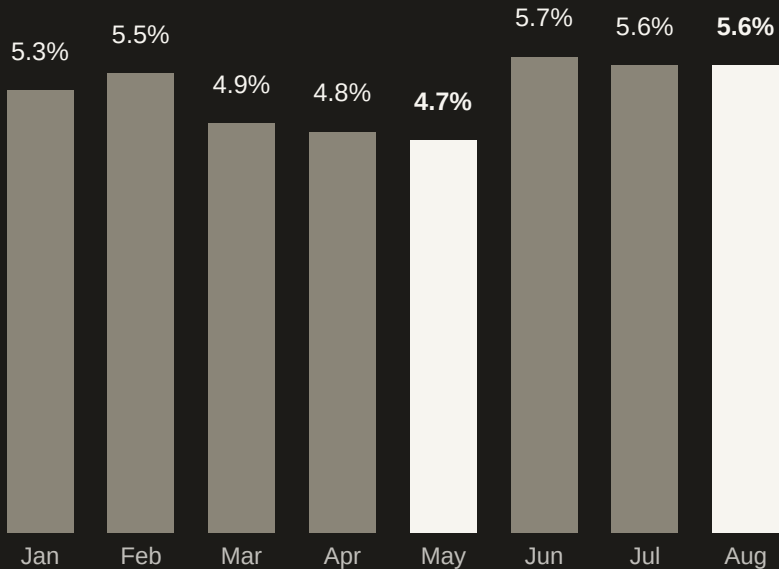
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in May:
4.7%.

5.6%

in August 2026, the latest month released. A year earlier it was 5.2%.



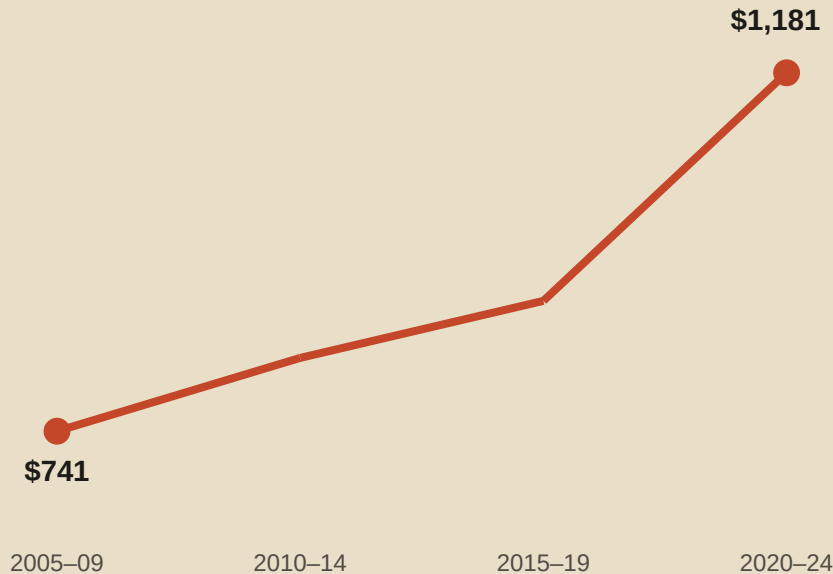


RENT

Median rent is up 59%
since the 2005–2009
survey, before inflation.

\$1,181

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,573 gap between neighbors, the sharpest rent edge between adjacent tracts in Shelby County.

TRACT 216.20

\$1,132

TRACT 216.13

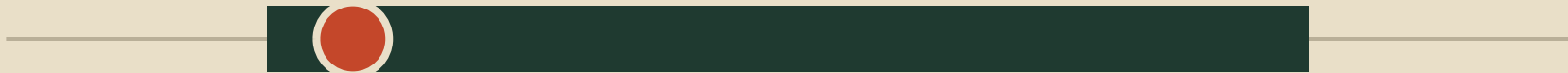
\$2,705



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,134–\$1,701



\$1,181 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

88%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.5–1.4% to the 289,887 homes here.

1,394–4,085

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



HOME VALUE

A median home costs 41% less than Tennessee's.

\$169,000

median home value in Memphis.

Memphis



\$169,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS MEMPHIS'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/memphis/**](https://almanacdata.ai/e/tn/memphis/)

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