



Monterey, Tennessee.

Current market data.

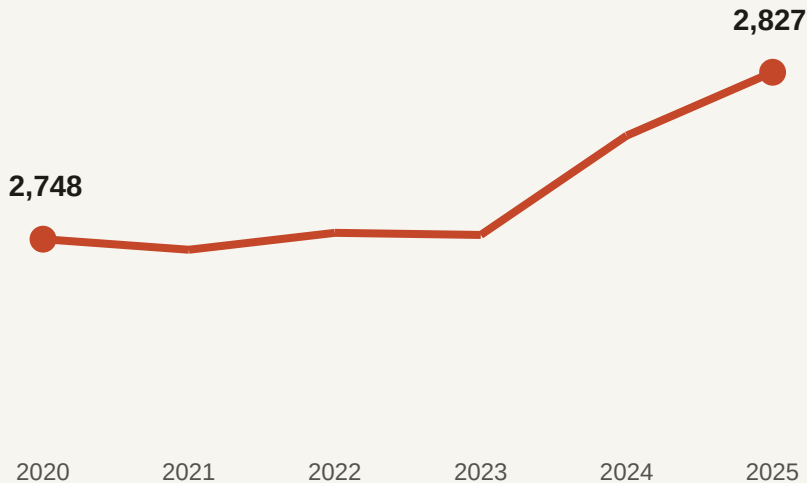
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 2.9% since
2020.**

2,827

people, the 143rd-largest of Tennessee's cities and towns.

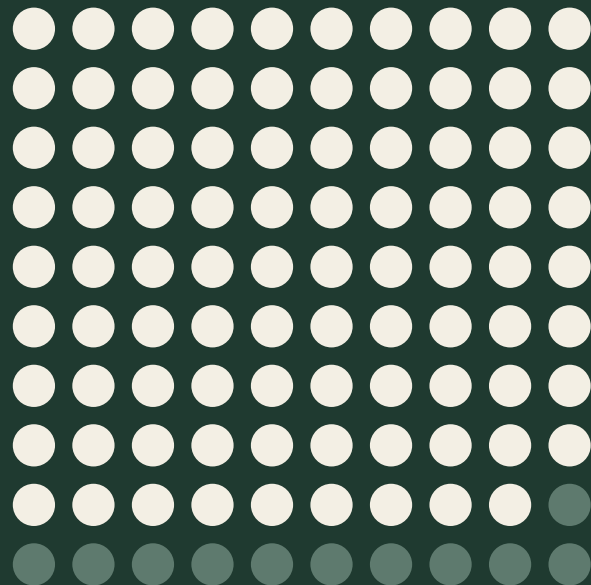


THE WORKDAY

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

89.3%

of 1,376 jobs located in Monterey are filled by in-commuters.



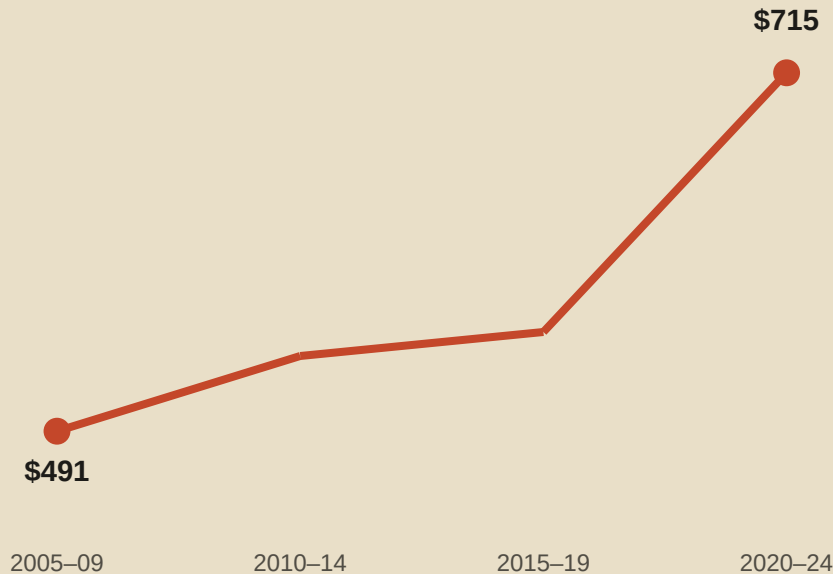
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 46%
since the 2005–2009
survey, before inflation.

\$715

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



THE SEAM

Cross one tract line and median rent jumps \$548.

A \$548 gap between neighbors, the sharpest rent edge between adjacent tracts in Putnam County.

TRACT 9

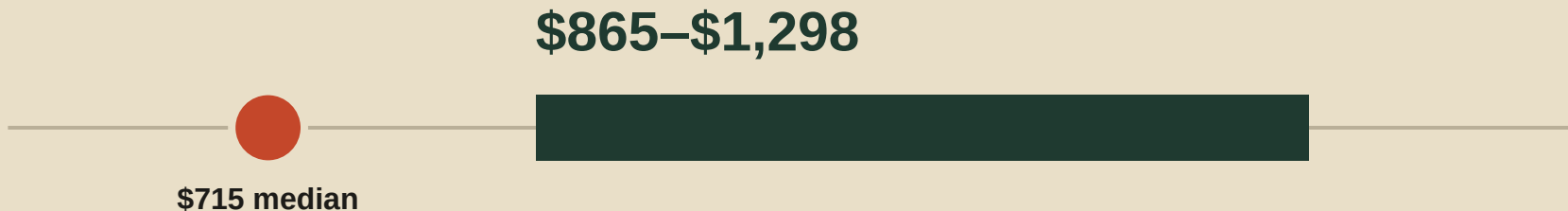
\$753

TRACT 6

\$1,301

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.

36

homes permitted, 2016–2023

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.3% to the 1,071 homes here.

3–14

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



HOME VALUE

A median home costs 42%
less than Tennessee's.

\$165,000

median home value in Monterey.

Monterey



\$165,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS MONTEREY'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/monterey/

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