



Murfreesboro, Tennessee.

Current market data.

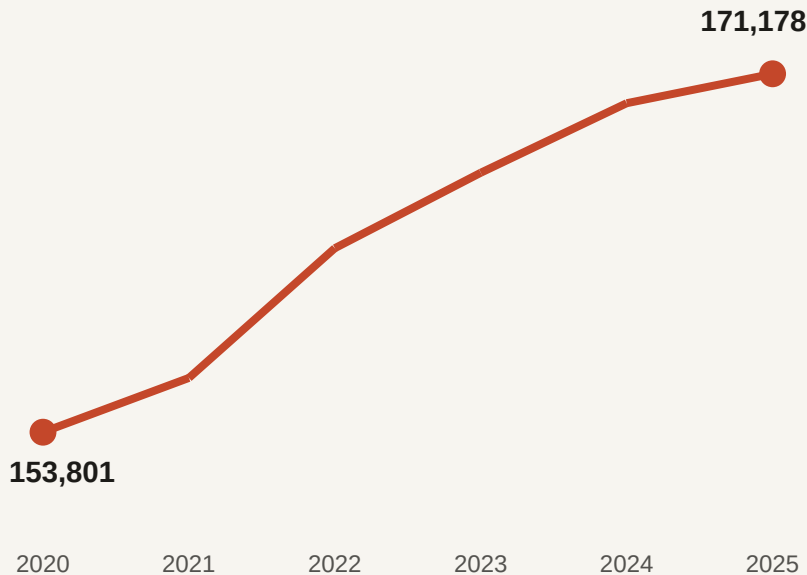
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 11.3% since 2020.

171,178

people, the 6th-largest of Tennessee's cities and towns.



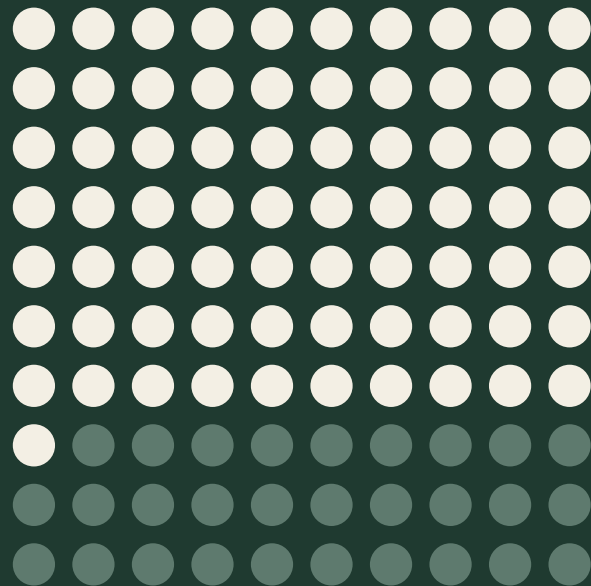
THE WORKDAY

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

71.1%

of 74,767 jobs located in Murfreesboro are filled by in-commuters.

Source: Census LEHD LODES, 2023



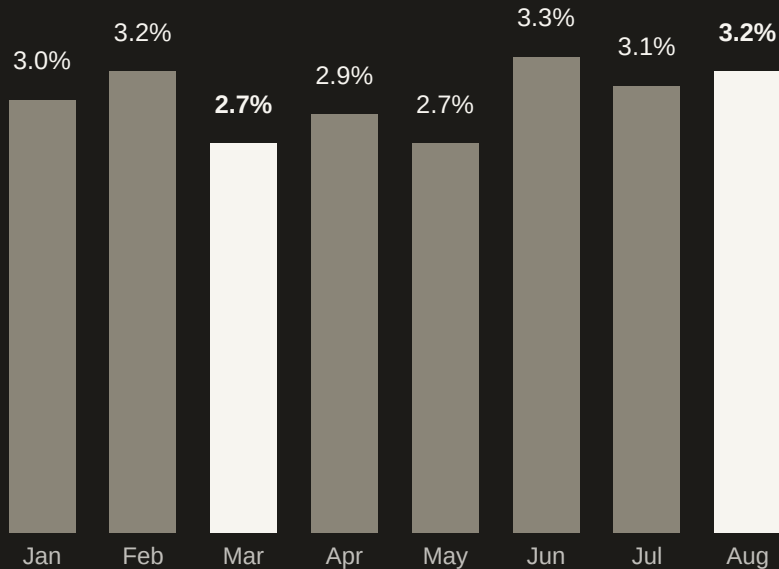
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.7%.

3.2%

in August 2026, the latest month released. A year earlier it was 3.1%.

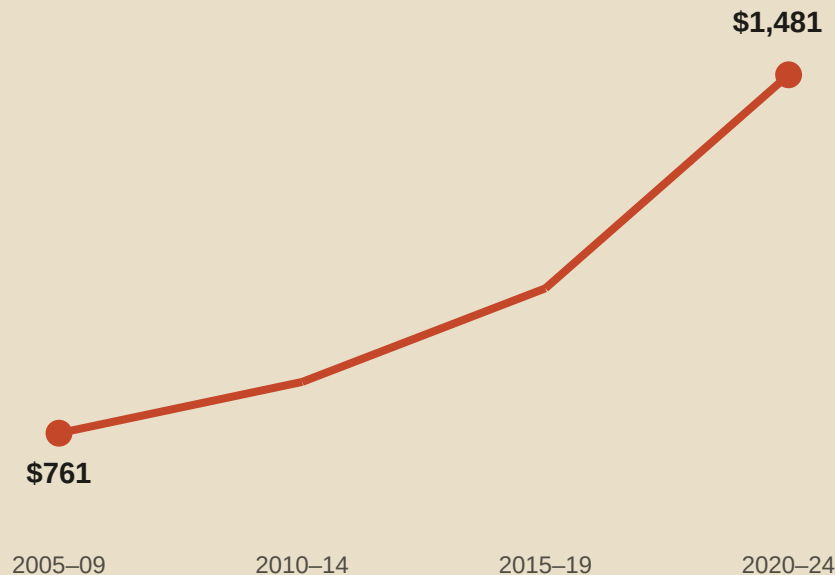


RENT

Median rent is up 95%
since the 2005–2009
survey, before inflation.

\$1,481

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,741 gap between neighbors, the sharpest rent edge between adjacent tracts in Rutherford County.

TRACT 403.05

\$933

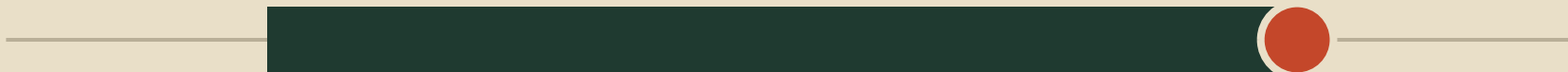
TRACT 403.07

\$2,674

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$991–\$1,487



\$1,481 median

is the monthly rent range local workforce wages support.

BUILDING

44% of the housing here was built before 2000.

17,927

homes permitted in ten years,
2016–2025

26%

of those were in multifamily
buildings

44%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 1% to the 66,400 homes here.

338–748

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



HOME VALUE

A median home costs 40% more than Tennessee's.

\$402,100

median home value in Murfreesboro.

Murfreesboro



\$402,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS MURFREESBORO'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/murfreesboro/

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