



Nashville-Davidson, Tennessee.

Current market data.

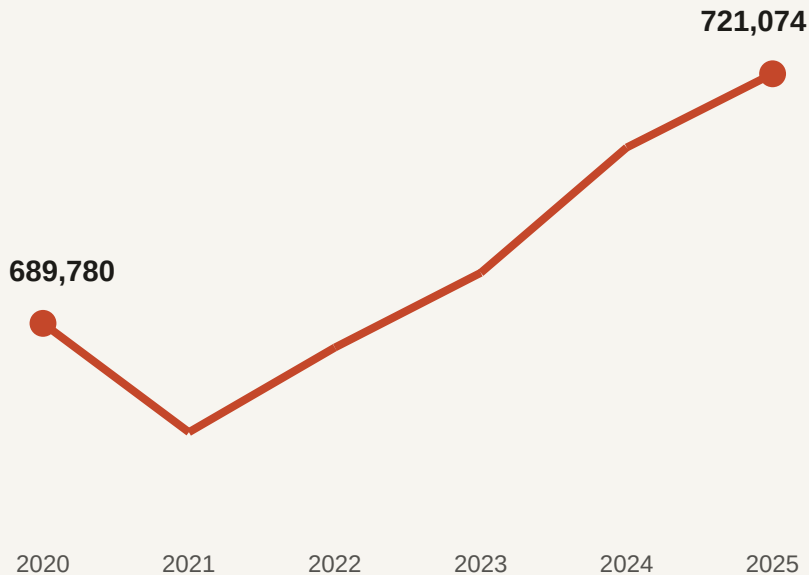
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Growing. Up 4.5% since
2020.**

721,074

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



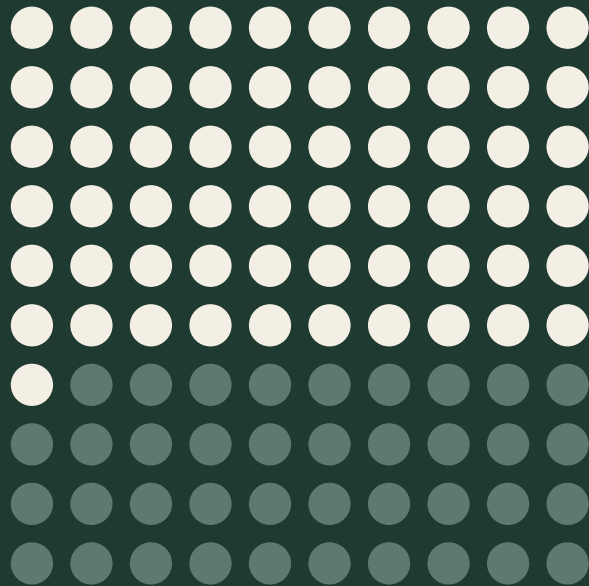
THE WORKDAY

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

60.7%

of 549,836 jobs located in Nashville-Davidson are filled by
in-commuters.

Source: Census LEHD LODES, 2023



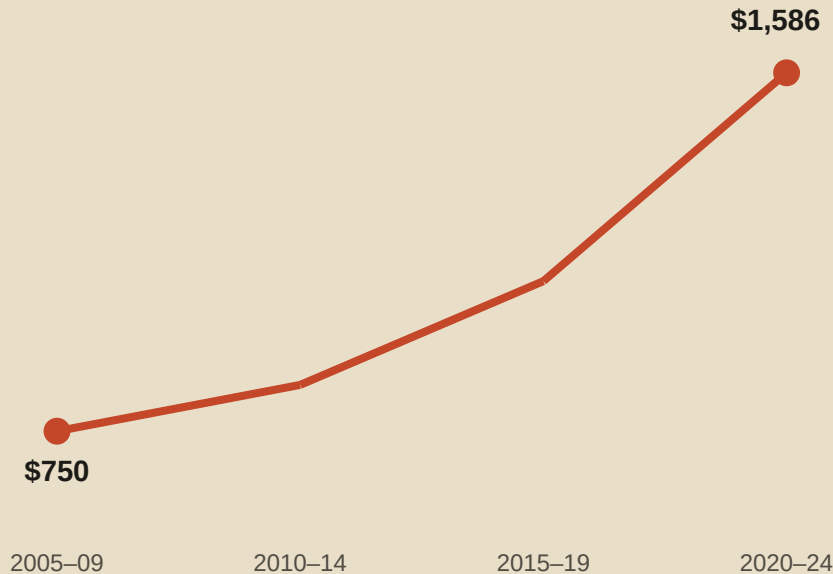
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 111%
since the 2005–2009
survey, before inflation.

\$1,586

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





THE SEAM

Cross one tract line and median rent doubles.

A \$2,205 gap between neighbors, the sharpest rent edge between adjacent tracts in Davidson County.

TRACT 181.02

\$968

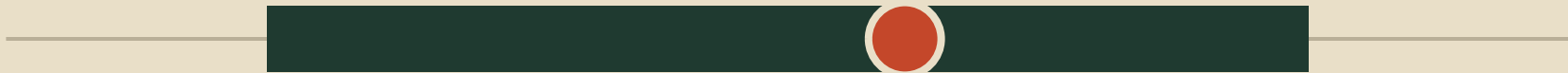
TRACT 185

\$3,173

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,214–\$1,821



\$1,586 median

is the monthly rent range local workforce wages support.

BUILDING

65% of the housing here was built before 2000.

75,115

homes permitted, 2018–2025

64%

of those were in multifamily
buildings

65%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–1.6% to the 344,794 homes here.

1,424–5,498

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



HOME VALUE

A median home costs 44% more than Tennessee's.

\$413,600

median home value in Nashville-Davidson.

Nashville-Davidson



\$413,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS NASHVILLE-DAVIDSON'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/nashville-davidson/

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