



Oak Hill, Tennessee.

Current market data.

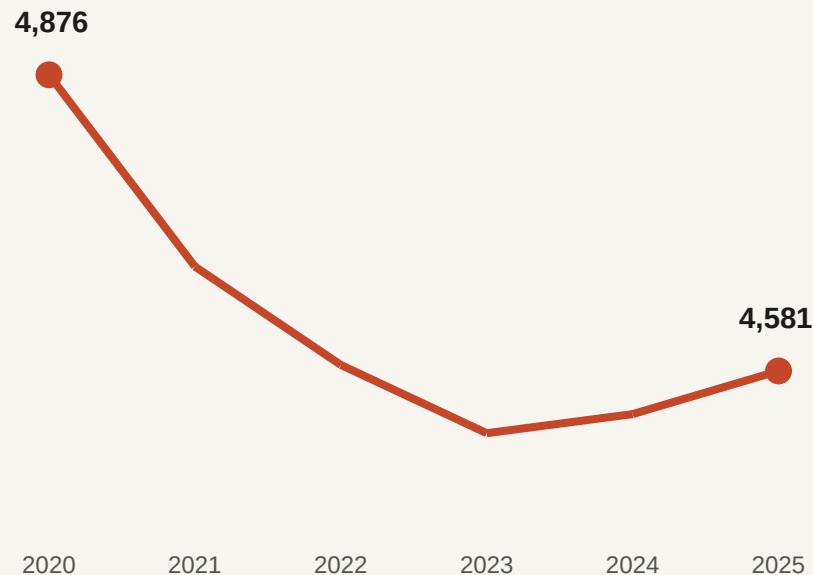
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 6.1% since 2020.

4,581

people, the 109th-largest of Tennessee's cities and towns.

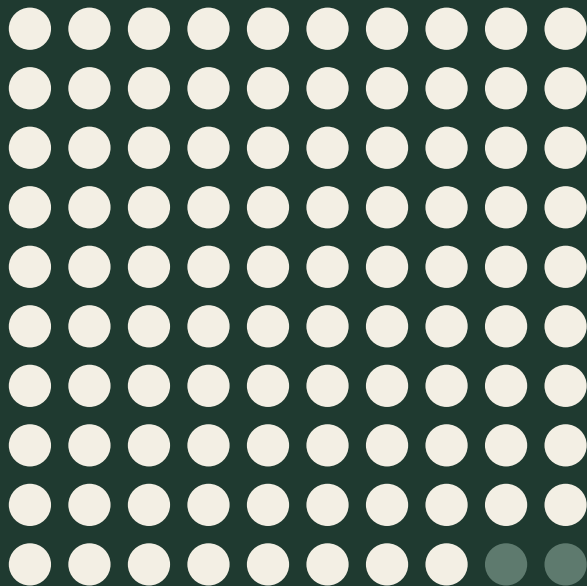


THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

97.7%

of 1,047 jobs located in Oak Hill are filled by in-commuters.



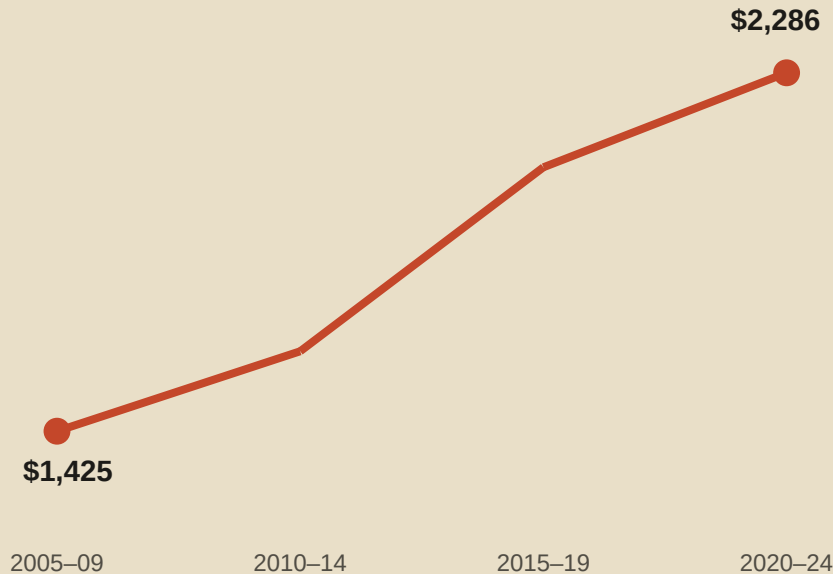
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$2,286

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

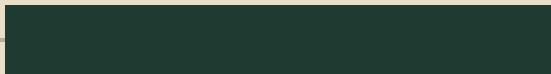
TRACT 185

\$3,173

ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,139–\$1,708



\$2,286 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

246

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

85%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.5% to the 1,936 homes here.

1–10

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



HOME VALUE

**A median home costs
318% more than
Tennessee's.**

\$1,199,600

median home value in Oak Hill.

Oak Hill



\$1,199,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS OAK HILL'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/oak-hill/

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