



Oakland, Tennessee.

Current market data.

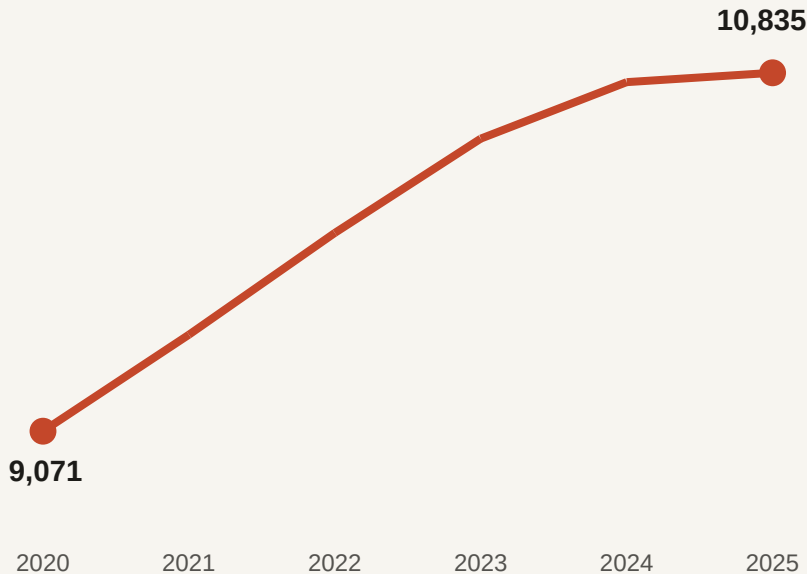
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.4% since 2020.

10,835

people, the 60th-largest of Tennessee's cities and towns.

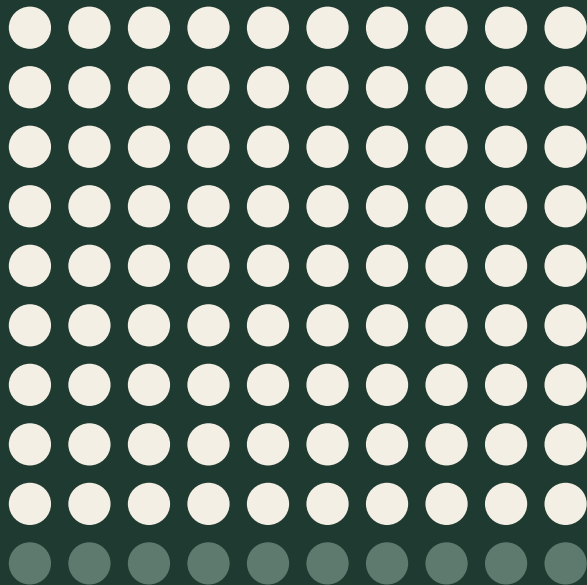


THE WORKDAY

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

90.1%

of 1,803 jobs located in Oakland are filled by in-commuters.



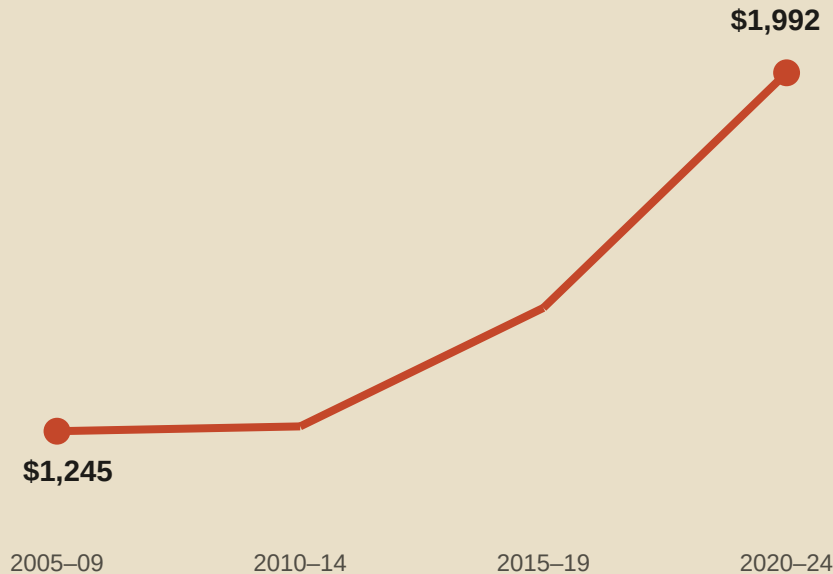
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,992

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,049 gap between neighbors, the sharpest rent edge between adjacent tracts in Fayette County.

TRACT 605.01

\$824

TRACT 604.04

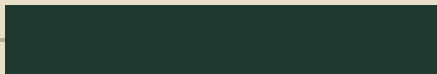
\$1,873



ROOM TO BUILD

The median rent is above what local wages can carry.

\$877–\$1,315



\$1,992 median

is the monthly rent range local workforce wages support.

BUILDING

21% of the housing here was built before 2000.

1,663

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

21%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.4% to the 4,082 homes here.

6–18

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



HOME VALUE

A median home costs 11% more than Tennessee's.

\$319,100

median home value in Oakland.

Oakland



Tennessee



U.S.



THAT WAS OAKLAND'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/oakland/

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