Oliver Springs, Tennessee.

Current market data.

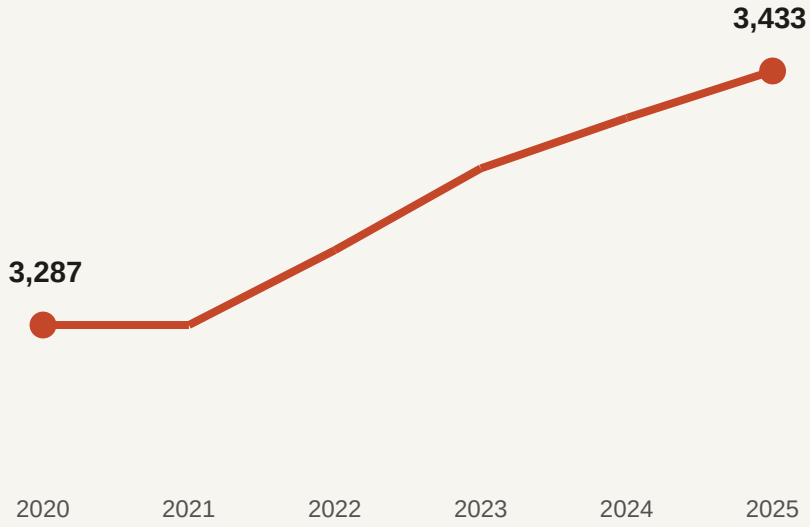
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 4.4% since 2020.

3,433

people, the 131st-largest of Tennessee's cities and towns.



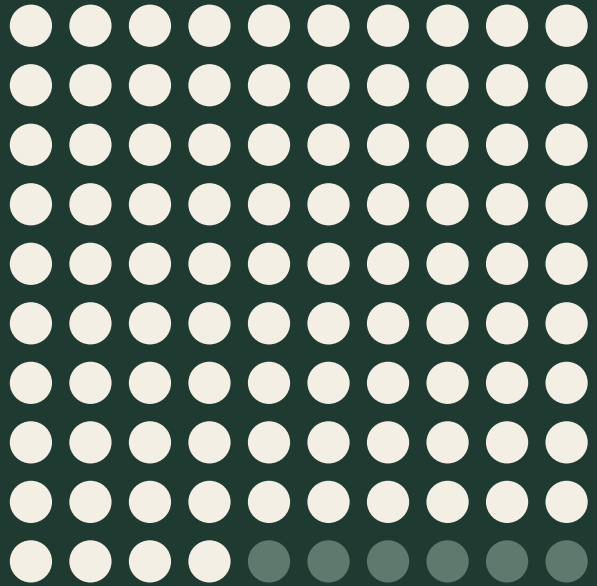
Source: Census Population Estimates, 2025

THE WORKDAY

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

94.1%

of 818 jobs located in Oliver Springs are filled by in-commuters.



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

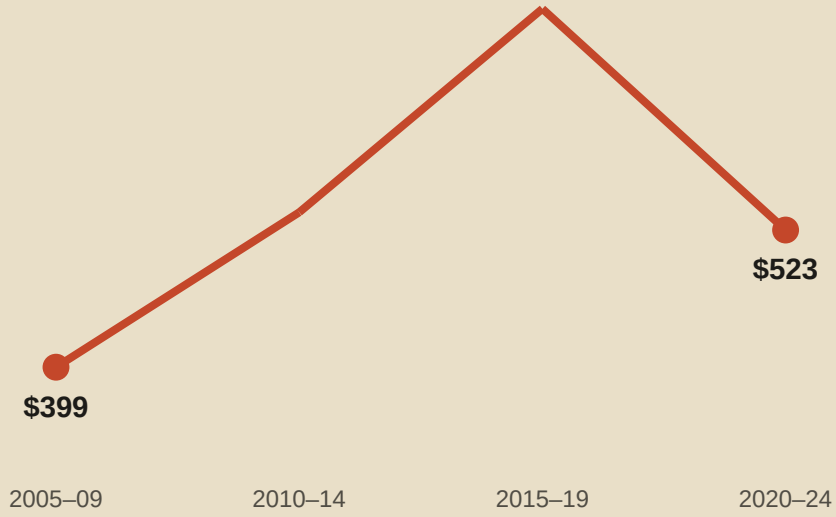
Source: Census LEHD LODES, 2023

RENT

Median rent is up 31% since the 2005–2009 survey, before inflation.

$523

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

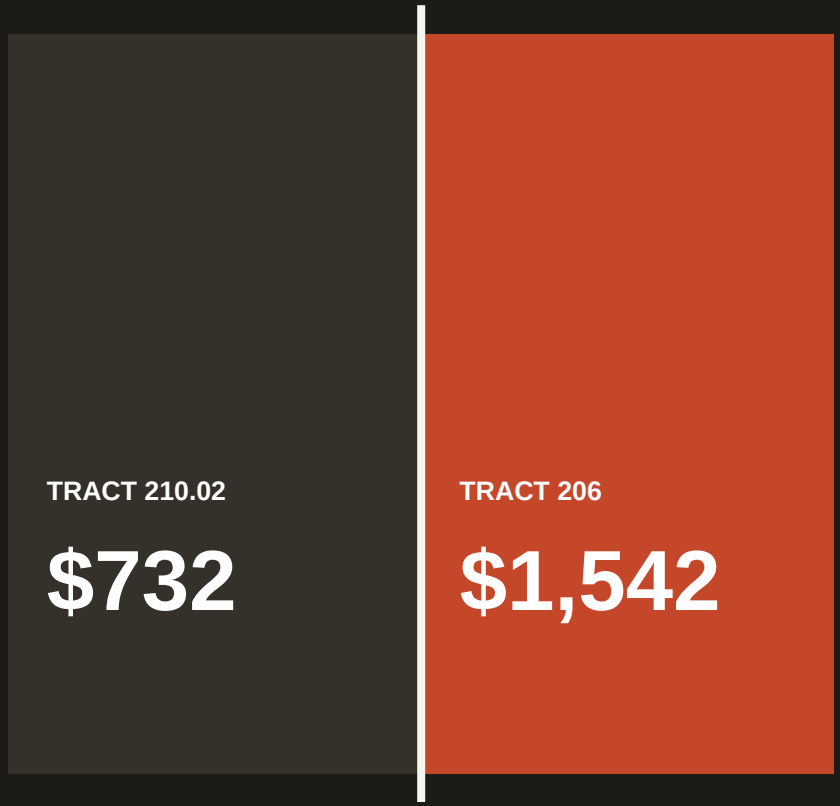


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

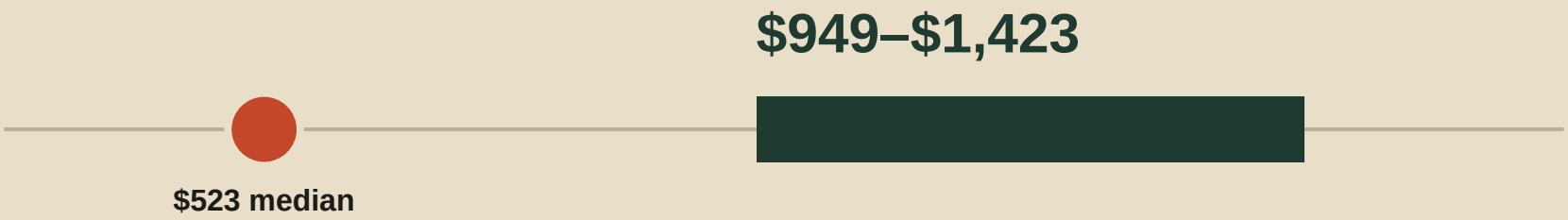
A $810 gap between neighbors, the sharpest rent edge between adjacent tracts in Anderson County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

6

homes permitted, 2016–2018

0%

of those were in multifamily buildings

95%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2018; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.2–0.6% to the 1,315 homes here.

3–8

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

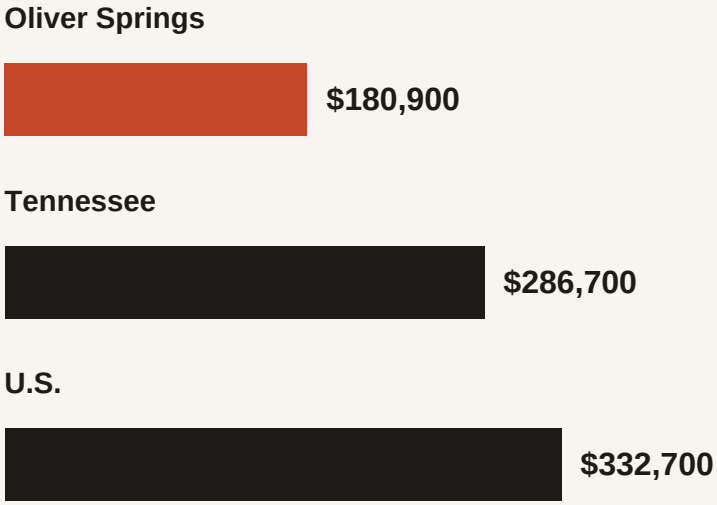
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 37% less than Tennessee's.

$180,900

median home value in Oliver Springs.



Source: Census ACS 5-year, 2020-2024

THAT WAS OLIVER SPRINGS'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/oliver-springs/**