



Pegram, Tennessee.

Current market data.

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

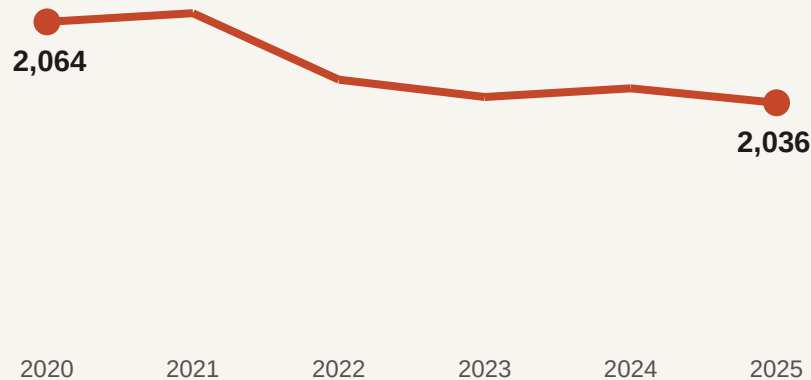


POPULATION

Down 1.4% since 2020.

2,036

people, the 171st-largest of Tennessee's cities and towns.

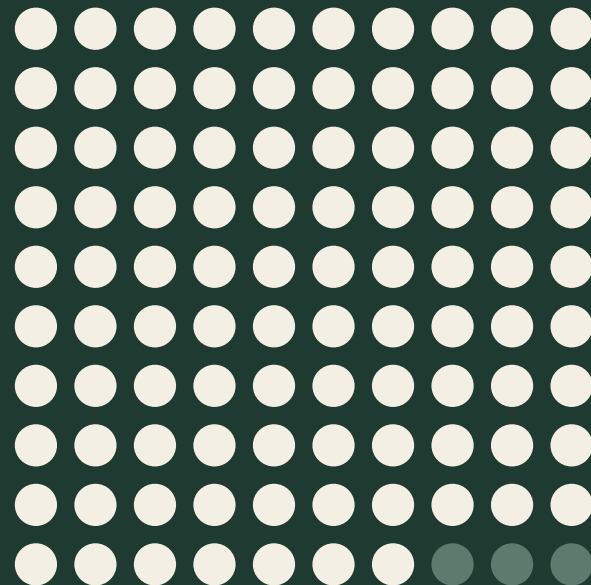


THE WORKDAY

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

97.4%

of 153 jobs located in Pegram are filled by in-commuters.



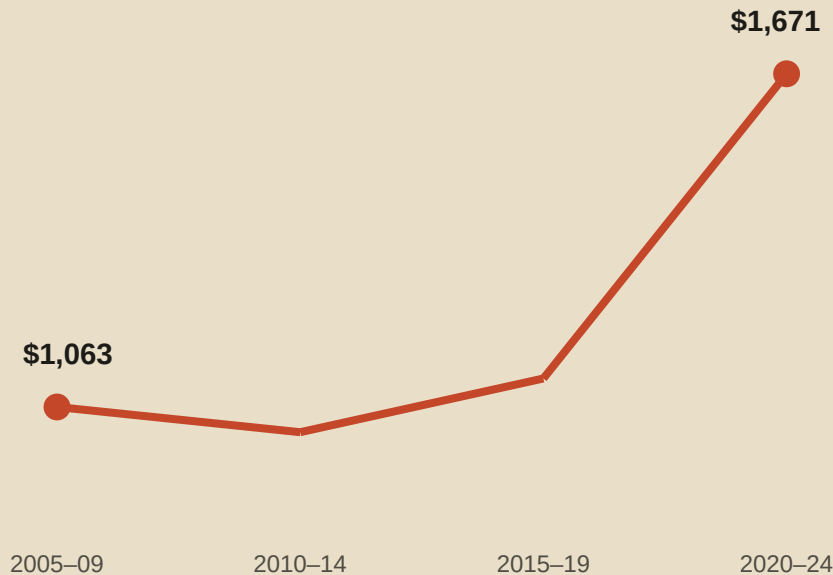
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$1,671

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





THE SEAM

Cross one tract line and median rent jumps \$846.

A \$846 gap between neighbors, the sharpest rent edge between adjacent tracts in Cheatham County.

TRACT 703

\$1,208

TRACT 701.02

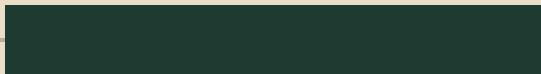
\$2,054



ROOM TO BUILD

The median rent is above what local wages can carry.

\$825–\$1,237



\$1,671 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

45

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

91%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0–0.2% to the 963 homes here.

0–2

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



HOME VALUE

A median home costs 35% more than Tennessee's.

\$387,100

median home value in Pegram.

Pegram



\$387,100

Tennessee



\$286,700

U.S.



\$332,700



THAT WAS PEGRAM'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/pegram/

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