



Pleasant Hill, Tennessee.

Current market data.

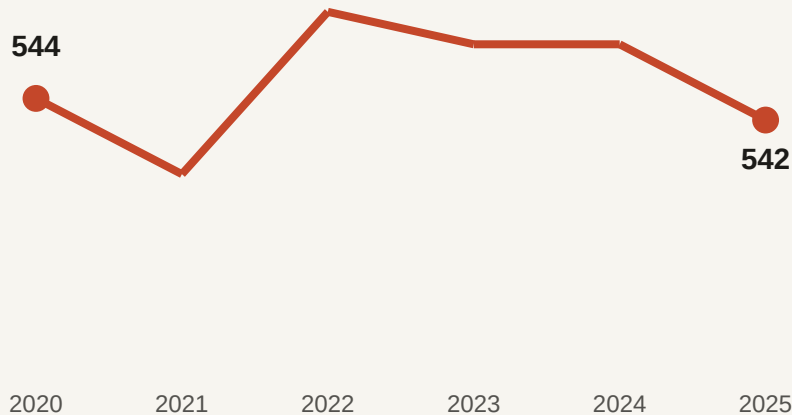
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Down 0.4% since 2020.

542

people, the 282nd-largest of Tennessee's cities and towns.

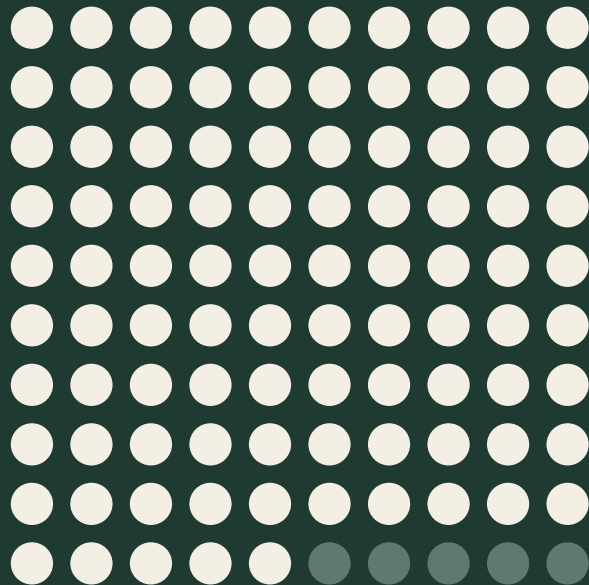


THE WORKDAY

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

94.6%

of 167 jobs located in Pleasant Hill are filled by in-commuters.



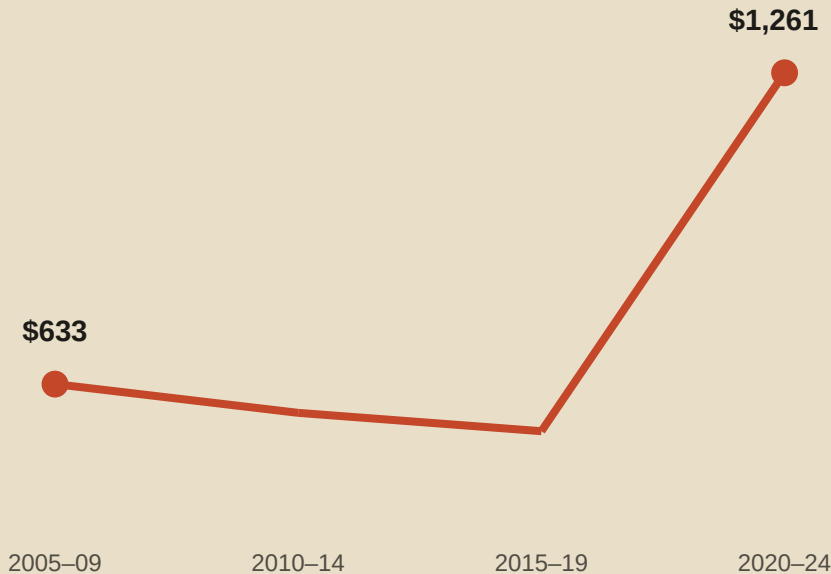
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 99%
since the 2005–2009
survey, before inflation.

\$1,261

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,286 gap between neighbors, the sharpest rent edge between adjacent tracts in Cumberland County.

TRACT 9702.01

\$793

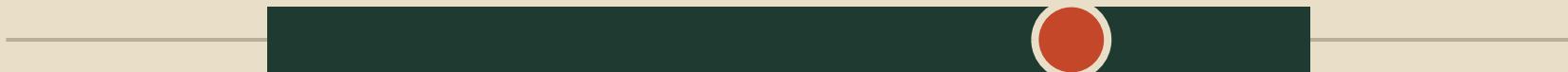
TRACT 9701.03

\$2,079

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$910–\$1,365



\$1,261 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

0

homes permitted, 2022–2025

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.7% to the 307 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 39%
less than Tennessee's.

\$175,000

median home value in Pleasant Hill.

Pleasant Hill



\$175,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS PLEASANT 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/pleasant-hill/

The Almanac · your hyper-diligent research partner