



Pleasant View, Tennessee.

Current market data.

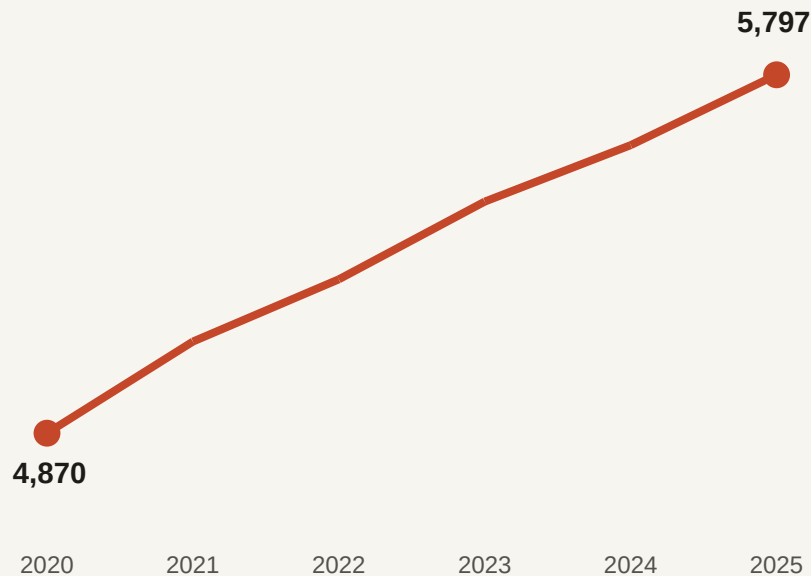
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 19.0% since 2020.

5,797

people, the 97th-largest of Tennessee's cities and towns.

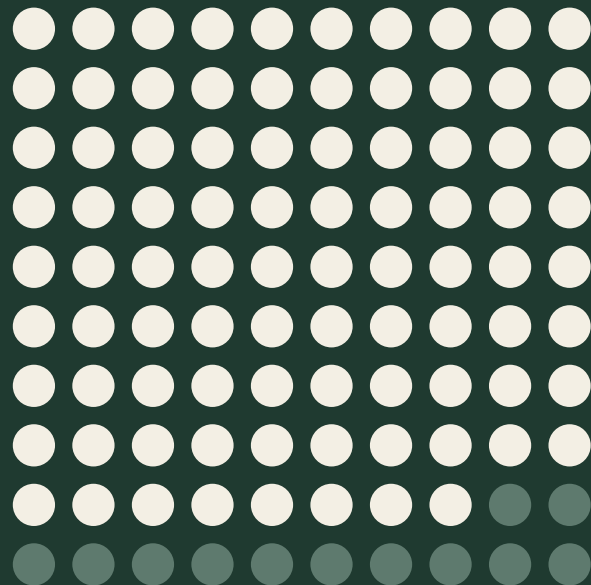


THE WORKDAY

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

87.6%

of 1,493 jobs located in Pleasant View are filled by
in-commuters.



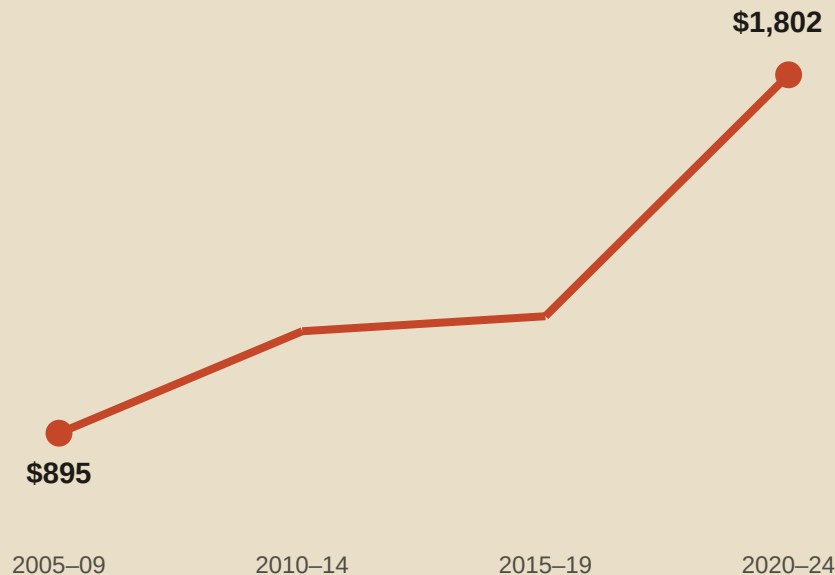
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 101%
since the 2005–2009
survey, before inflation.

\$1,802

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

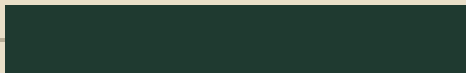
TRACT 701.02

\$2,054

ROOM TO BUILD

The median rent is above what local wages can carry.

\$821–\$1,232



\$1,802 median

is the monthly rent range local workforce wages support.

BUILDING

50% of the housing here was built before 2000.

939

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

50%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 2,002 homes here.

2–15

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



HOME VALUE

A median home costs 36% more than Tennessee's.

\$390,900

median home value in Pleasant View.

Pleasant View



\$390,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS PLEASANT VIEW'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-view/

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