



# Rutherford, Tennessee.

Current market data.

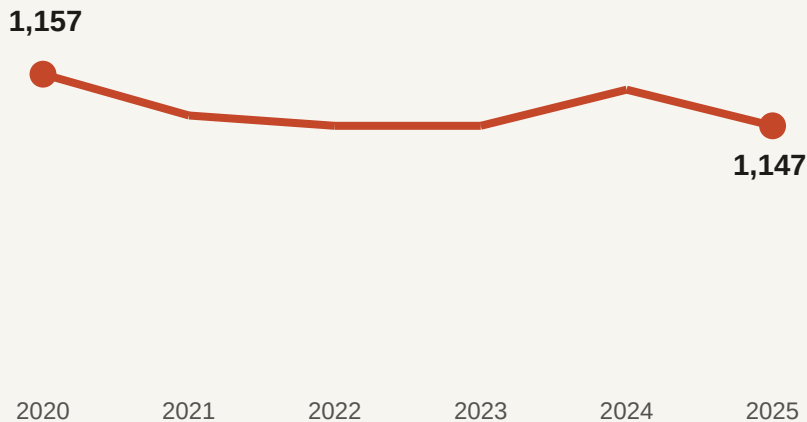
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

**Steady. Within 1% of 2020,  
every year since.**

**1,147**

people, the 228th-largest of Tennessee's cities and towns.



## THE WORKDAY

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

91.2%

of 137 jobs located in Rutherford are filled by in-commuters.



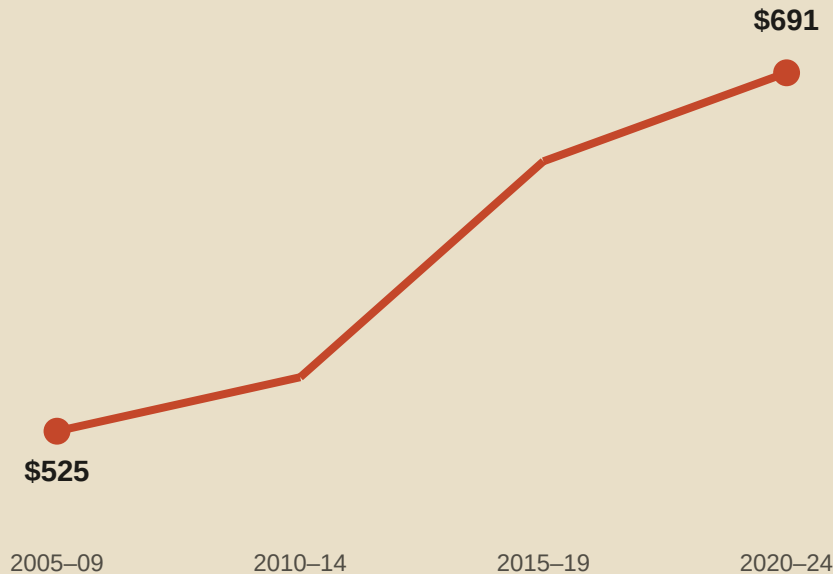
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 32%  
since the 2005–2009  
survey, before inflation.

**\$691**

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





## THE SEAM

# Cross one tract line and median rent doubles.

A \$894 gap between neighbors, the sharpest rent edge between adjacent tracts in Gibson County.

TRACT 9669

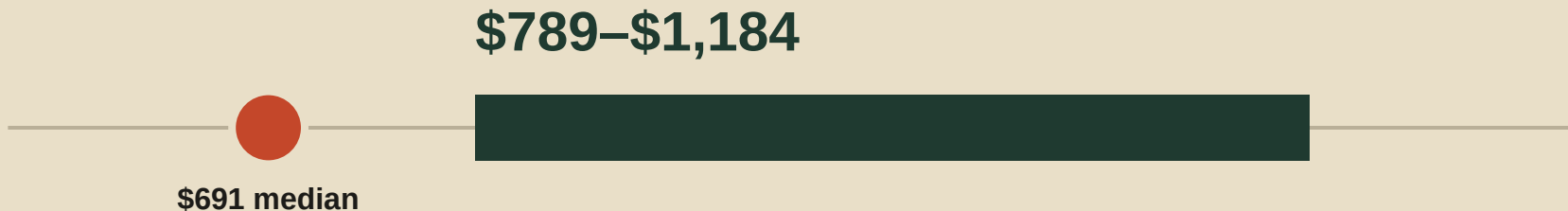
**\$427**

TRACT 9668

**\$1,321**

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

# Most of the housing here is older than 2000.

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4

homes permitted, 2022–2025

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0%

of those were in multifamily  
buildings

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90%

of all homes were built before 2000



UNITS NEEDED

**Closing the gap would add 0.2% to the 577 homes here.**

**1**

is the estimated number of missing housing units; all three estimates agree.



## HOME VALUE

A median home costs 67% less than Tennessee's.

**\$93,900**

median home value in Rutherford.

Rutherford



\$93,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS RUTHERFORD'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/rutherford/](https://almanacdata.ai/e/tn/rutherford/)

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