



Selmer, Tennessee.

Current market data.

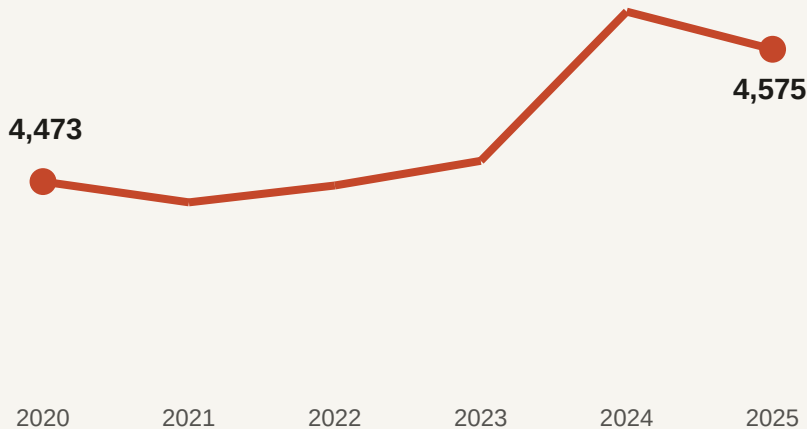
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.3% since 2020.

4,575

people, the 110th-largest of Tennessee's cities and towns.



THE WORKDAY

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

85.3%

of 3,412 jobs located in Selmer are filled by in-commuters.



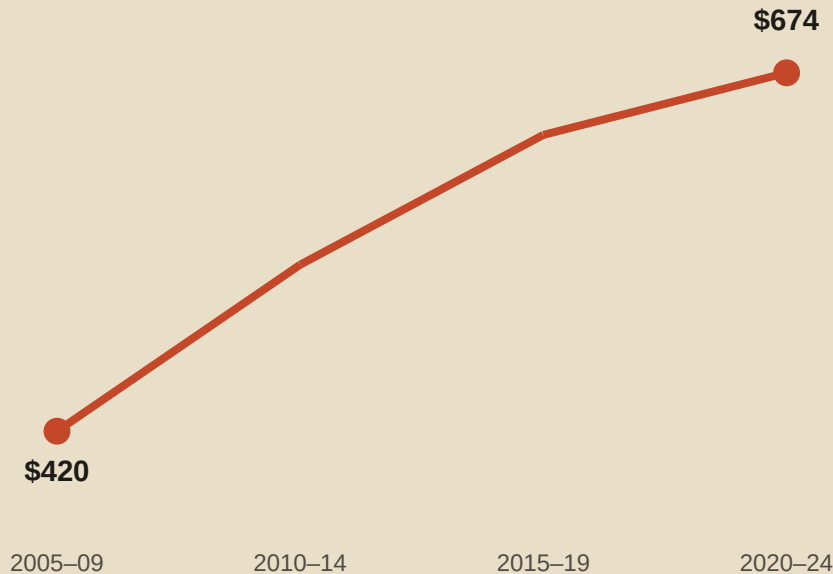
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 60%
since the 2005–2009
survey, before inflation.

\$674

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





THE SEAM

Cross one tract line and median rent jumps \$323.

A \$323 gap between neighbors, the sharpest rent edge between adjacent tracts in McNairy County.

TRACT 9305.02

\$578

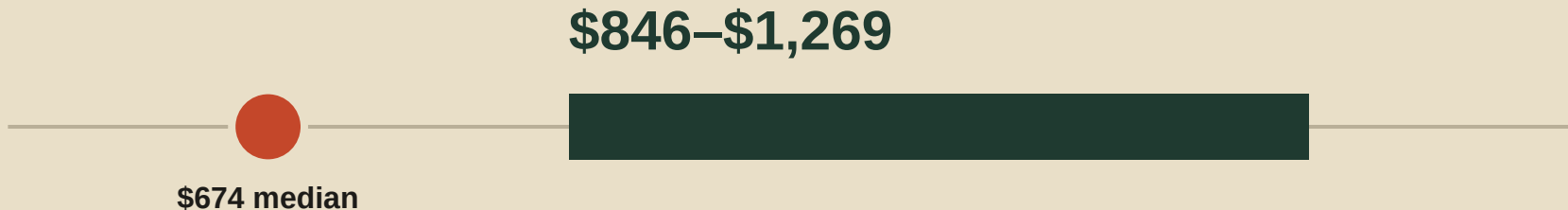
TRACT 9306

\$901



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.

74

homes permitted, 2022–2025

82%

of those were in multifamily
buildings

93%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 2,400 homes here.

4–34

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



HOME VALUE

A median home costs 46% less than Tennessee's.

\$155,900

median home value in Selmer.

Selmer



\$155,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS SELMER'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/selmer/

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