Smyrna, Tennessee.

Current market data.

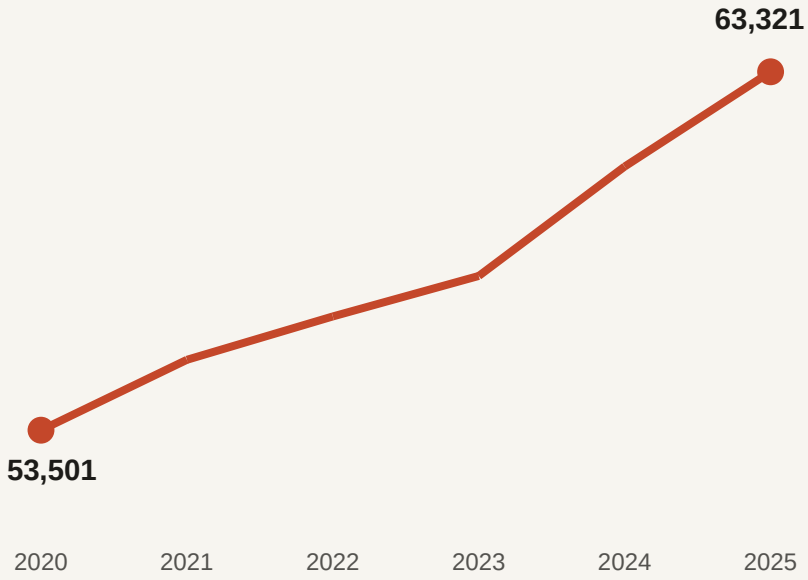
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 18.4% since 2020.

63,321

people, the 11th-largest of Tennessee's cities and towns.



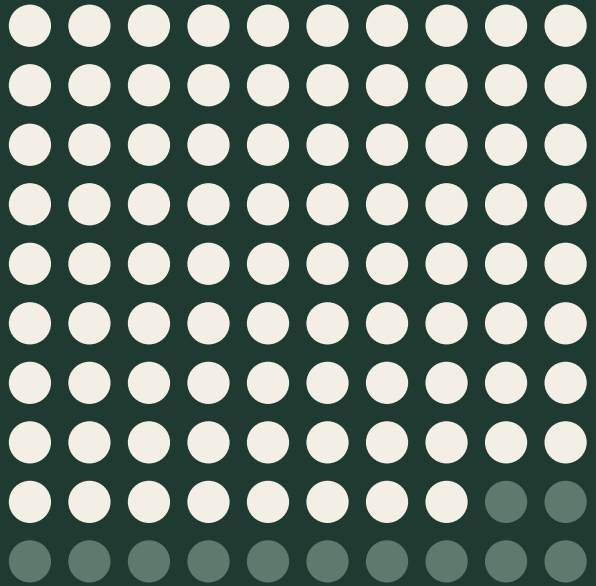
Source: Census Population Estimates, 2025

THE WORKDAY

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

88.1%

of 34,010 jobs located in Smyrna are filled by in-commuters.



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

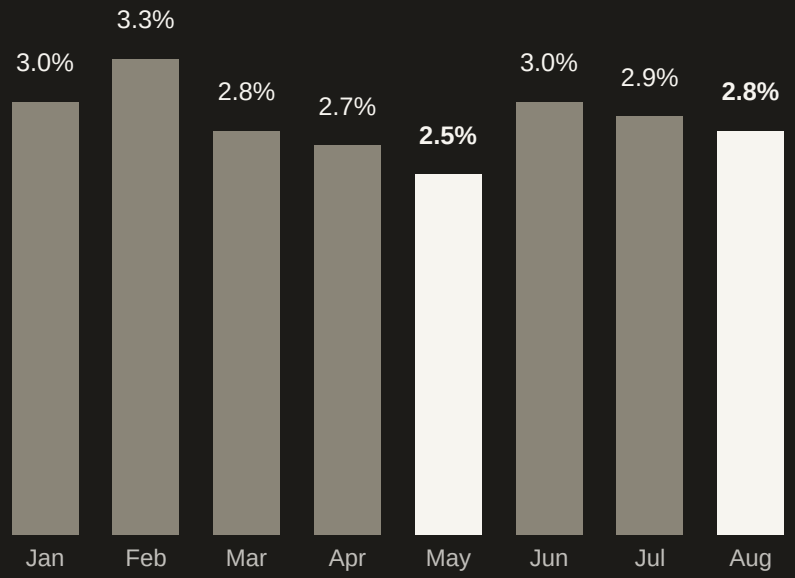
Source: Census LEHD LODES, 2023

UNEMPLOYMENT, 2026

The low came in May: 2.5%.

2.8%

in August 2026, the latest month released. A year earlier it was 2.9%.



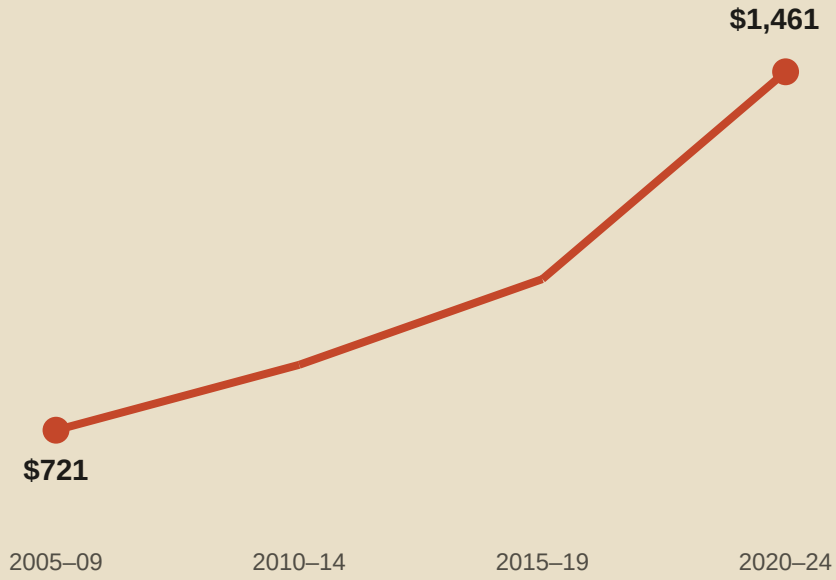
Source: BLS Local Area Unemployment Statistics, 2026-08

RENT

Median rent is up 103% since the 2005–2009 survey, before inflation.

$1,461

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

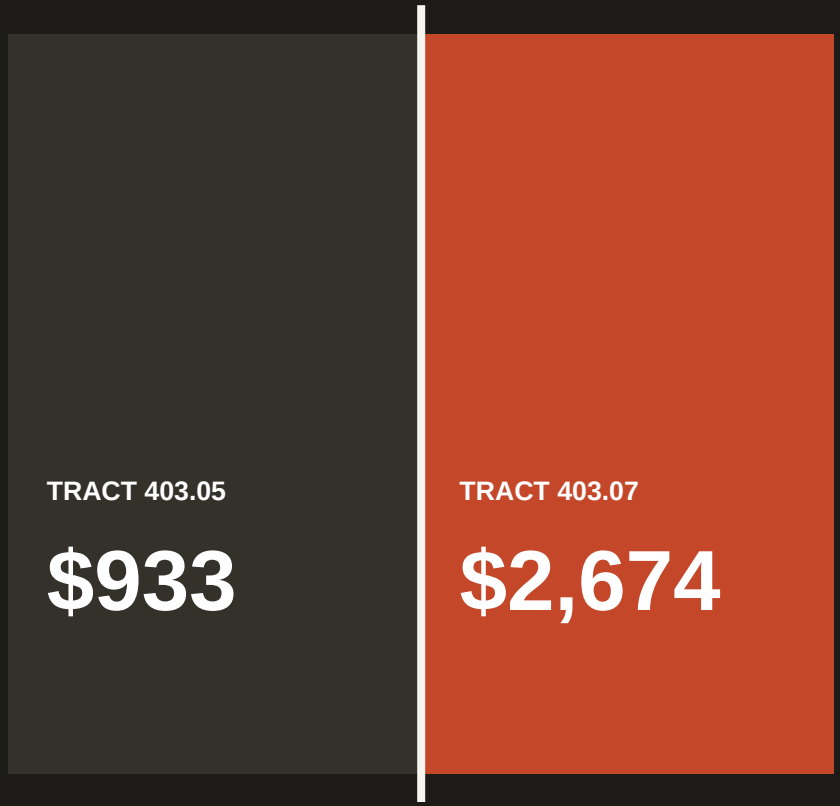


Source: Census ACS 5-year, 2020-2024

THE SEAM

Cross one tract line and median rent doubles.

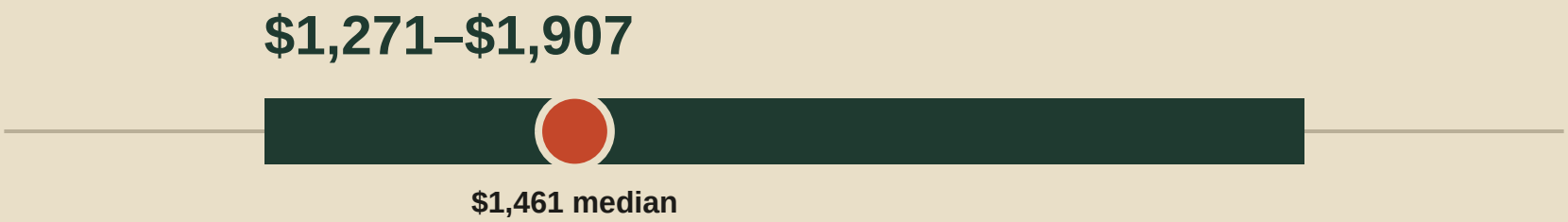
A $1,741 gap between neighbors, the sharpest rent edge between adjacent tracts in Rutherford County.



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.



is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

49% of the housing here was built before 2000.

6,402

homes permitted in ten years, 2016–2025

28%

of those were in multifamily buildings

49%

of all homes were built before 2000

Source: Census Building Permits Survey, 2016-2025; Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 1–2% to the 21,051 homes here.

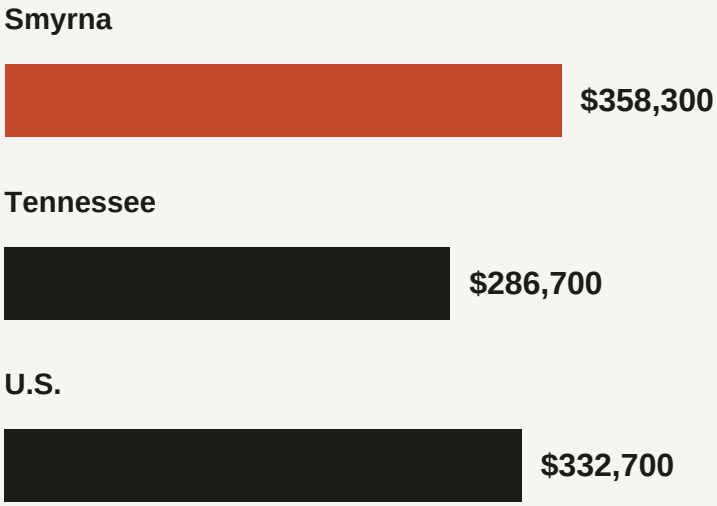
112–340

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

Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 25% more than Tennessee's.



$358,300

median home value in Smyrna.

Source: Census ACS 5-year, 2020-2024

THAT WAS SMYRNA'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/smyrna/**