



South Carthage, Tennessee.

Current market data.

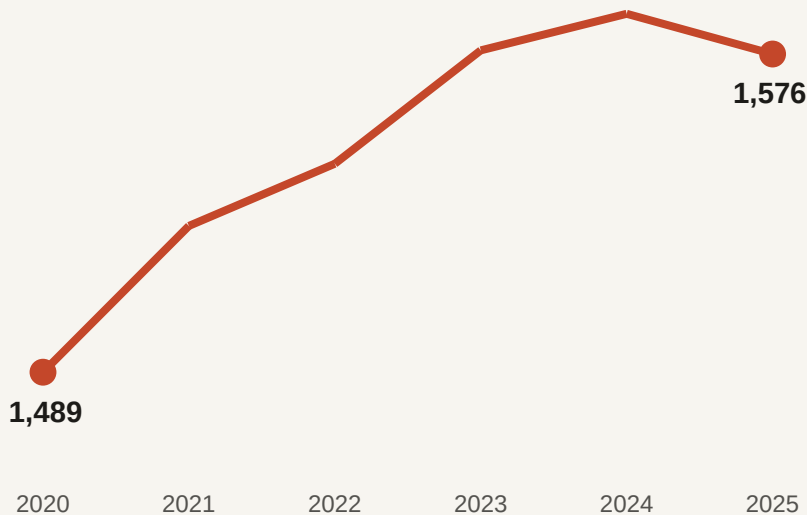
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.8% since 2020.

1,576

people, the 203rd-largest of Tennessee's cities and towns.



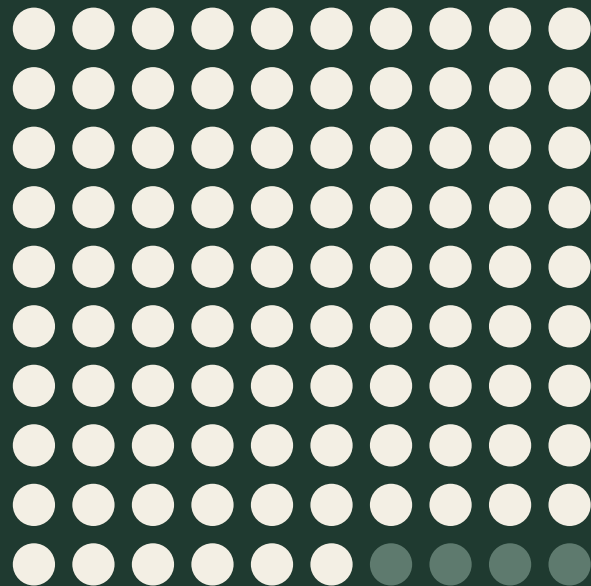
THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

96.3%

of 752 jobs located in South Carthage are filled by
in-commuters.

Source: Census LEHD LODES, 2023



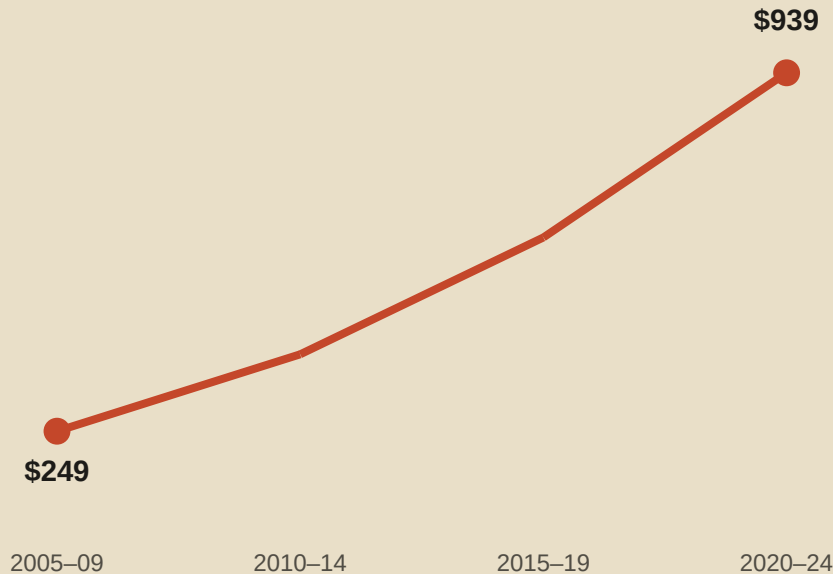
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 277%
since the 2005–2009
survey, before inflation.

\$939

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



THE SEAM

Cross one tract line and median rent jumps \$242.

A \$242 gap between neighbors, the sharpest rent edge between adjacent tracts in Smith County.

TRACT 9753

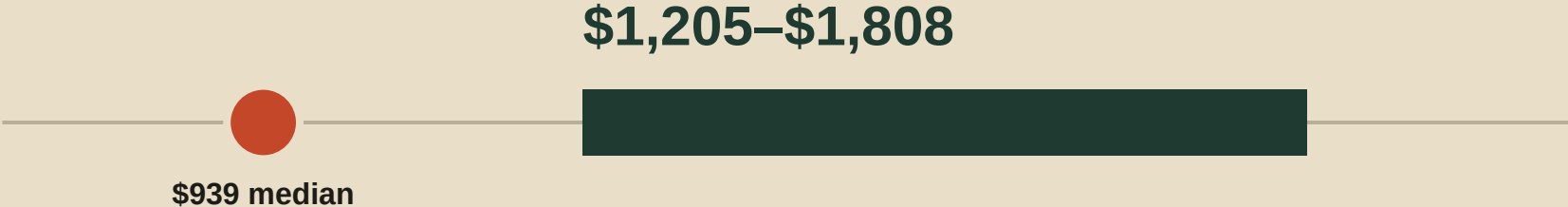
\$752

TRACT 9751

\$994

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.

104

homes permitted in ten years,
2016–2025

42%

of those were in multifamily
buildings

82%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.9% to the 895 homes here.

2–8

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



HOME VALUE

A median home costs 30% less than Tennessee's.

\$200,300

median home value in South Carthage.

South Carthage



\$200,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS SOUTH CARTHAGE'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/south-carthage/

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