



Spencer, Tennessee.

Current market data.

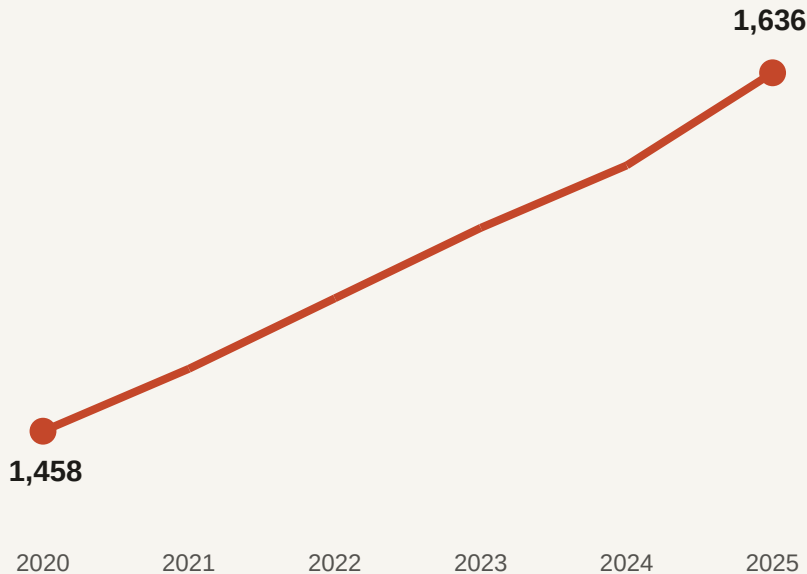
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 12.2% since 2020.

1,636

people, the 197th-largest of Tennessee's cities and towns.



THE WORKDAY

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

84.4%

of 545 jobs located in Spencer are filled by in-commuters.



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

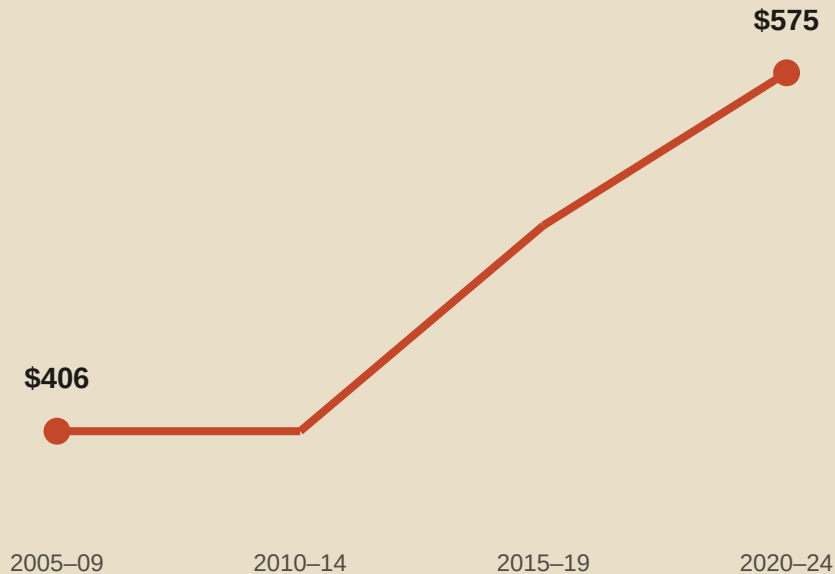


RENT

Median rent is up 42%
since the 2005–2009
survey, before inflation.

\$575

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





THE SEAM

Cross one tract line and median rent jumps \$147.

A \$147 gap between neighbors, the sharpest rent edge between adjacent tracts in Van Buren County.

TRACT 9252

\$575

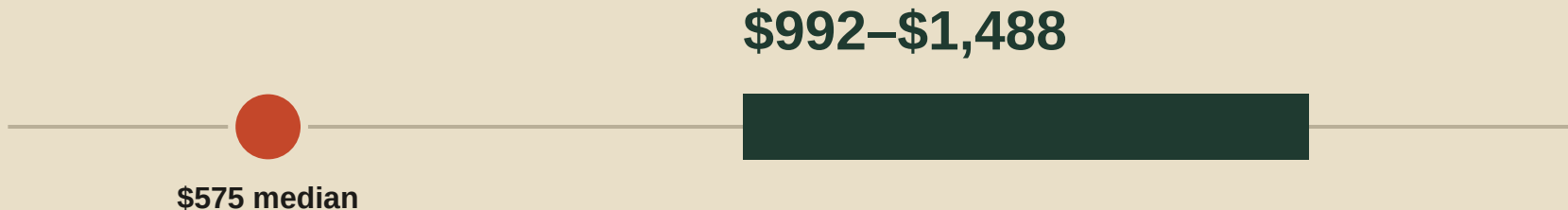
TRACT 9250

\$722



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.

30

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

92%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.1–0.7% to the 729 homes here.

1–5

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



HOME VALUE

A median home costs 47% less than Tennessee's.

\$150,800

median home value in Spencer.

Spencer



\$150,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS SPENCER'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/spencer/**](https://almanacdata.ai/e/tn/spencer/)

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