



Springfield, Tennessee.

Current market data.

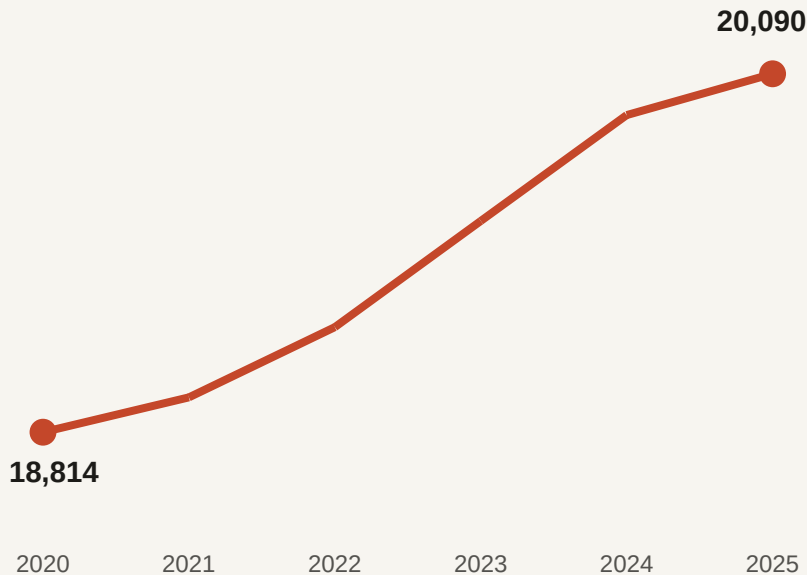
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 6.8% since 2020.

20,090

people, the 33rd-largest of Tennessee's cities and towns.



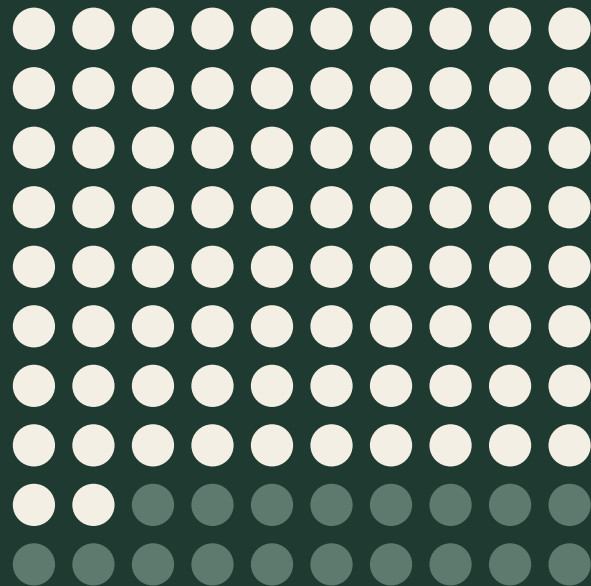
THE WORKDAY

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

81.8%

of 12,583 jobs located in Springfield are filled by in-commuters.

Source: Census LEHD LODES, 2023



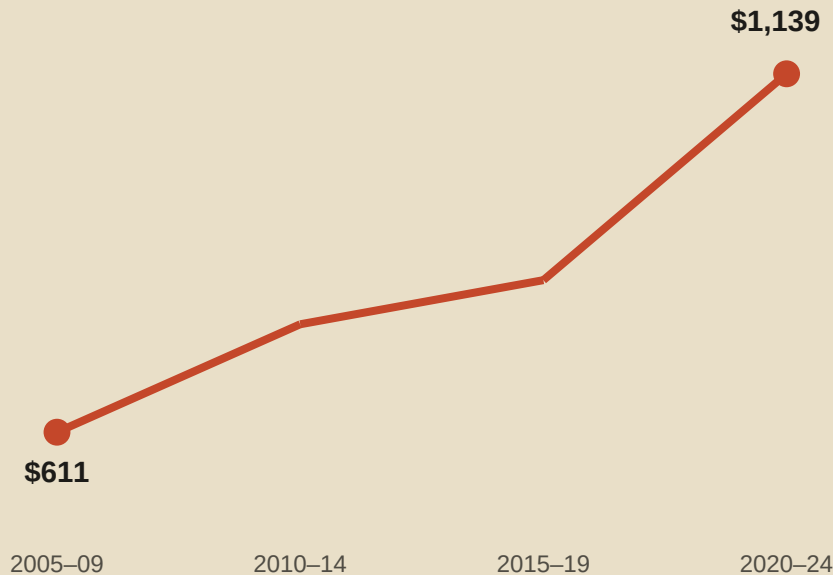
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 86%
since the 2005–2009
survey, before inflation.

\$1,139

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,171 gap between neighbors, the sharpest rent edge between adjacent tracts in Robertson County.

TRACT 803.02

\$854

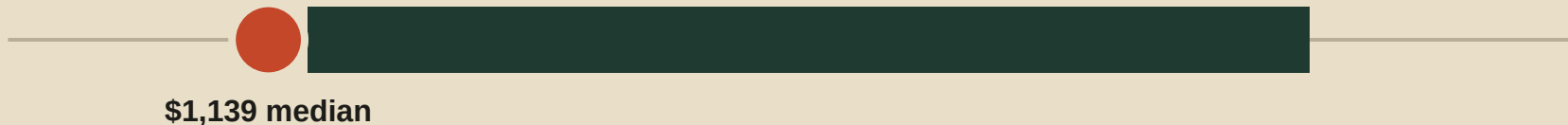
TRACT 805

\$2,025

ROOM TO BUILD

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

\$1,162–\$1,743



is the monthly rent range local workforce wages support.

BUILDING

64% of the housing here was built before 2000.

1,043

homes permitted in ten years,
2016–2025

1%

of those were in multifamily
buildings

64%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.7% to the 7,416 homes here.

37–126

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



HOME VALUE

A median home costs 12%
less than Tennessee's.

\$253,600

median home value in Springfield.

Springfield



\$253,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS SPRINGFIELD'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/springfield/

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