



Thompson's Station, Tennessee.

Current market data.

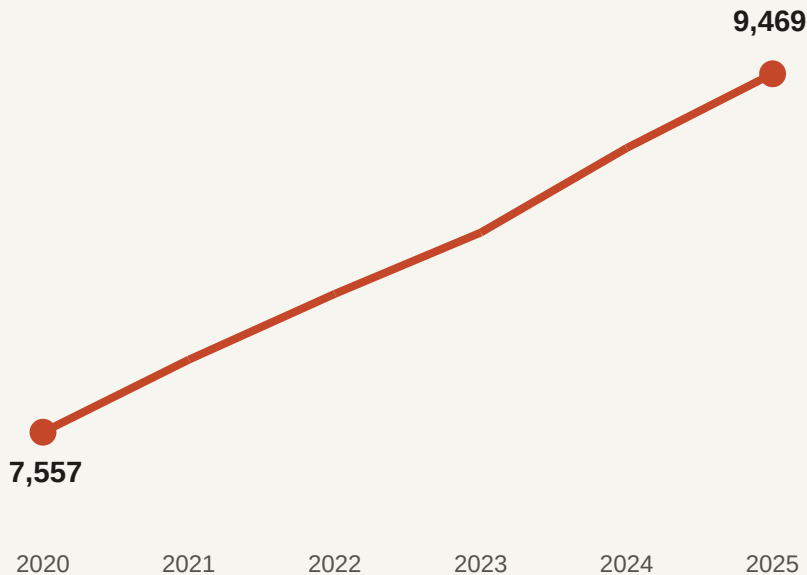
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 25.3% since 2020.

9,469

people, the 66th-largest of Tennessee's cities and towns.



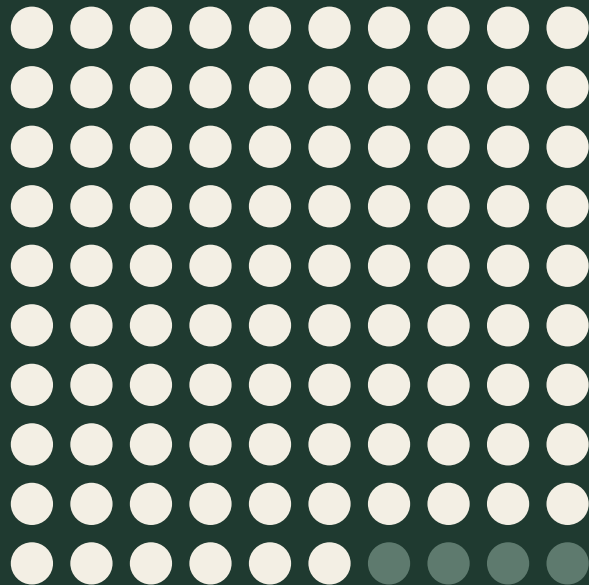
THE WORKDAY

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

96.4%

of 1,317 jobs located in Thompson's Station are filled by
in-commuters.

Source: Census LEHD LODES, 2023



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

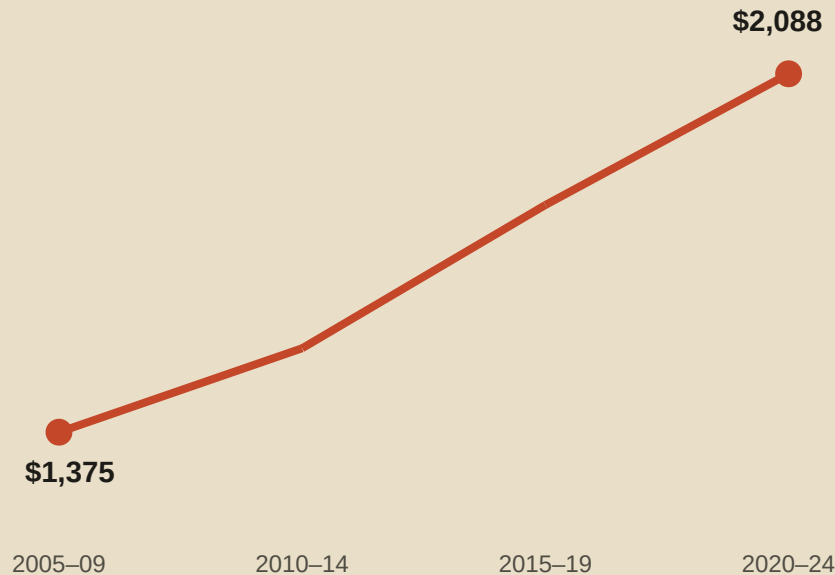


RENT

Median rent is up 52%
since the 2005–2009
survey, before inflation.

\$2,088

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



THE SEAM

Cross one tract line and median rent doubles.

A \$1,488 gap between neighbors, the sharpest rent edge between adjacent tracts in Williamson County.

TRACT 509.08

\$1,427

TRACT 509.09

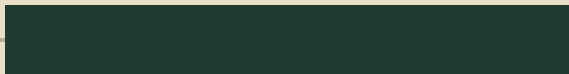
\$2,915



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,058–\$1,587



\$2,088 median

is the monthly rent range local workforce wages support.

BUILDING

24% of the housing here was built before 2000.

1,728

homes permitted in ten years,
2016–2025

10%

of those were in multifamily
buildings

24%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 3,034 homes here.

7–13

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



HOME VALUE

A median home costs
144% more than
Tennessee's.

\$700,500

median home value in Thompson's Station.

Thompson's Station



\$700,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS THOMPSON'S STATION'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/thompsons-station/

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