



Vanleer, Tennessee.

Current market data.

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

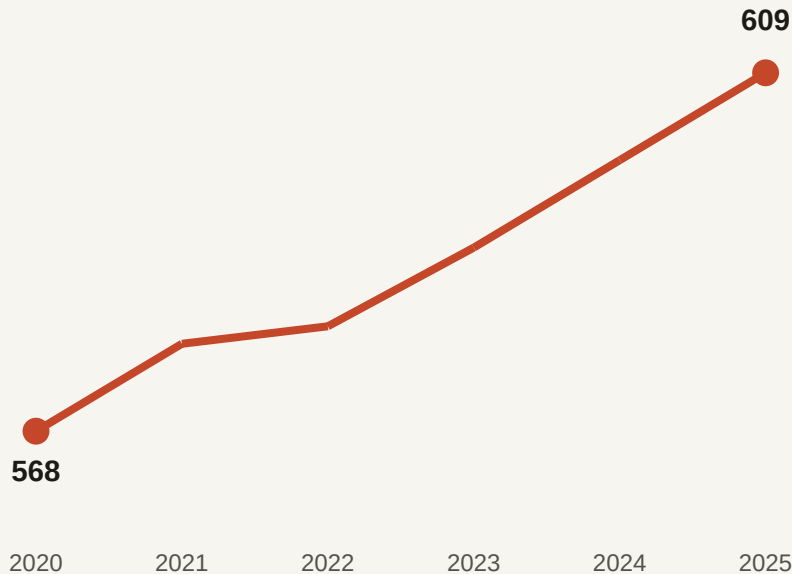


POPULATION

**Growing. Up 7.2% since
2020.**

609

people, the 272nd-largest of Tennessee's cities and towns.



THE WORKDAY

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

98.8%

of 82 jobs located in Vanleer are filled by in-commuters.



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

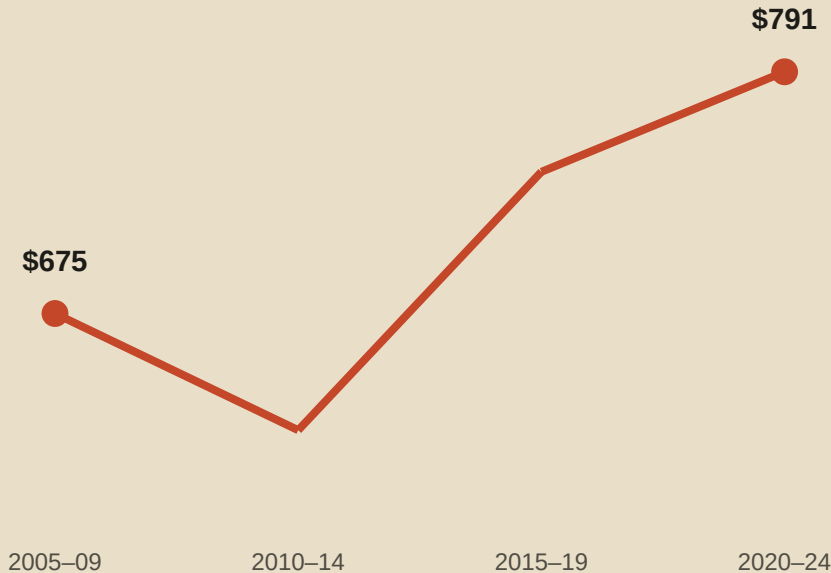


RENT

**Median rent is up 17%
since the 2005–2009
survey, before inflation.**

\$791

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





THE SEAM

Cross one tract line and median rent jumps \$511.

A \$511 gap between neighbors, the sharpest rent edge between adjacent tracts in Dickson County.

TRACT 601

\$743

TRACT 607

\$1,254



ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

74% of the housing here was built before 2000.

74%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0–0.4% to the 275 homes here.

0–1

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



HOME VALUE

A median home costs 22% less than Tennessee's.

\$225,000

median home value in Vanleer.

Vanleer



\$225,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS VANLEER'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/vanleer/

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