



Watertown, Tennessee.

Current market data.

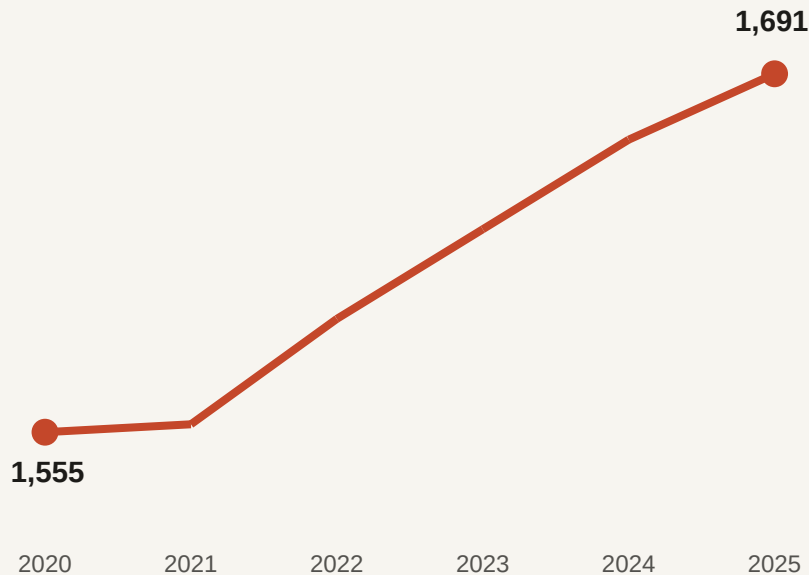
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 8.7% since 2020.

1,691

people, the 193rd-largest of Tennessee's cities and towns.



THE WORKDAY

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

95.4%

of 346 jobs located in Watertown are filled by in-commuters.



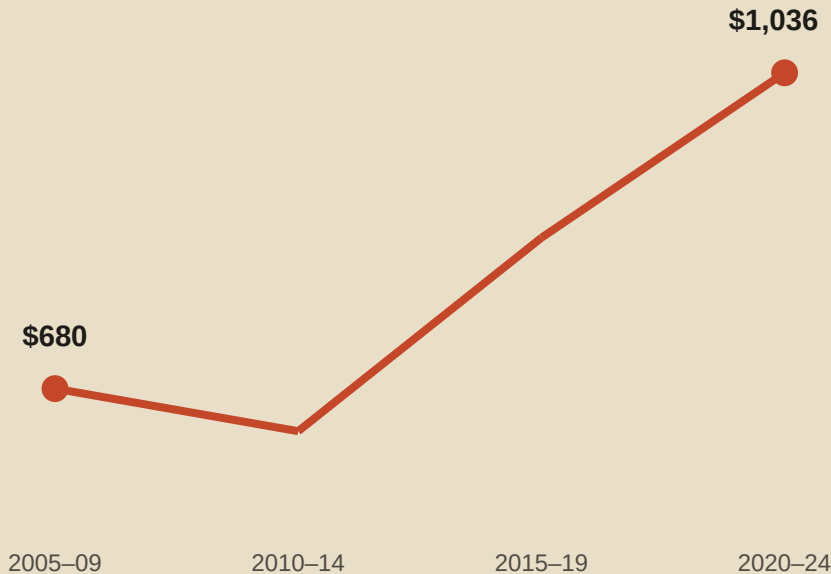
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$1,036

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





THE SEAM

Cross one tract line and median rent doubles.

A \$1,320 gap between neighbors, the sharpest rent edge between adjacent tracts in Wilson County.

TRACT 303.05

\$1,296

TRACT 303.08

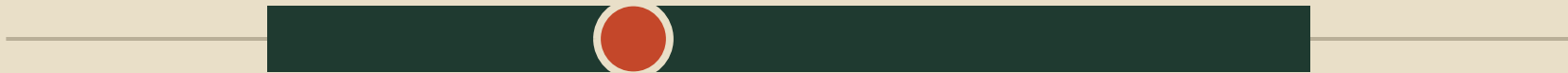
\$2,616



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$881–\$1,322



\$1,036 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

9

homes permitted, 2016–2019

0%

of those were in multifamily
buildings

78%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.5% to the 642 homes here.

1–3

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



HOME VALUE

A median home costs 13%
less than Tennessee's.

\$250,000

median home value in Watertown.

Watertown



\$250,000

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS WATERTOWN'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/watertown/**](https://almanacdata.ai/e/tn/watertown/)

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