



Waverly, Tennessee.

Current market data.

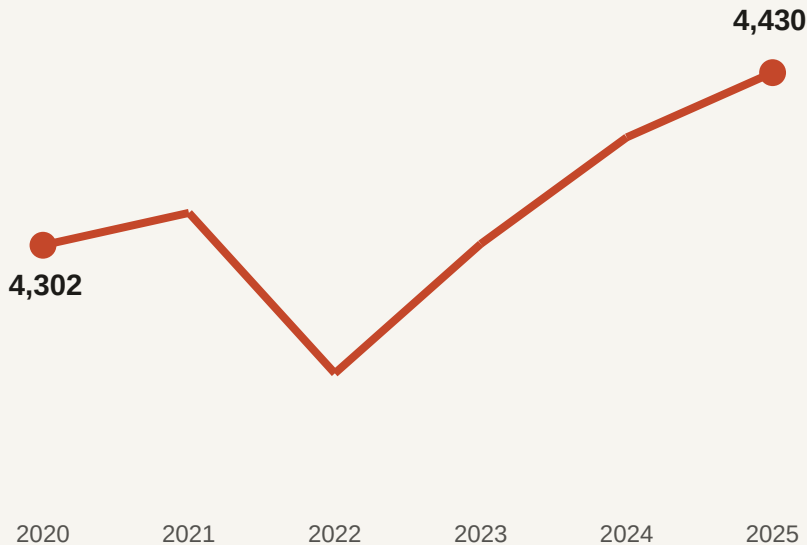
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.0% since 2020.

4,430

people, the 117th-largest of Tennessee's cities and towns.



THE WORKDAY

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

85.0%

of 1,762 jobs located in Waverly are filled by in-commuters.



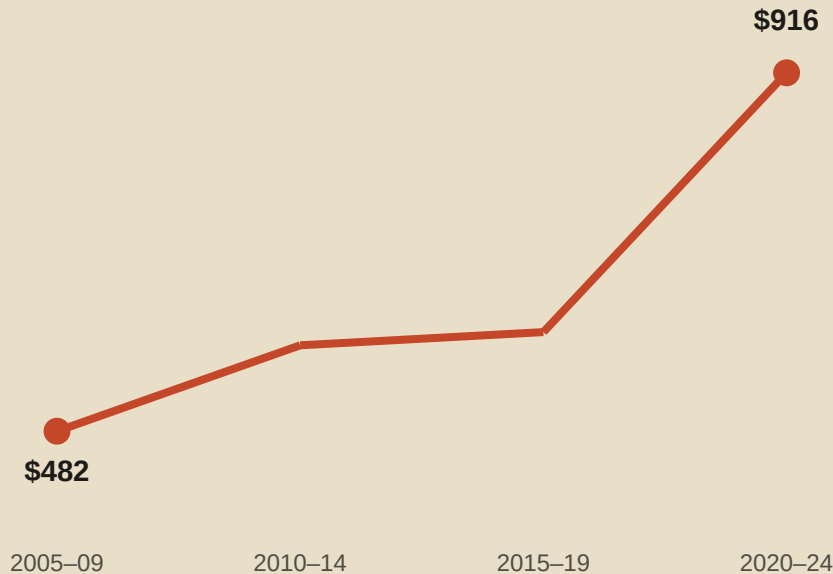
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 90%
since the 2005–2009
survey, before inflation.

\$916

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



THE SEAM

Cross one tract line and median rent jumps \$174.

A \$174 gap between neighbors, the sharpest rent edge between adjacent tracts in Humphreys County.

TRACT 1301

\$800

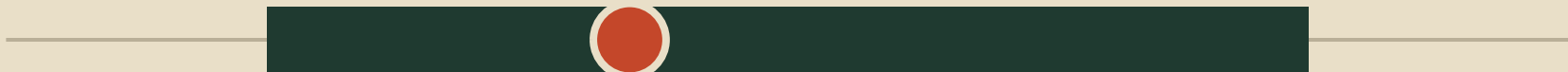
TRACT 1302

\$974

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$780–\$1,170



\$916 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

78

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

90%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.8% to the 2,365 homes here.

4–18

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



HOME VALUE

A median home costs 40% less than Tennessee's.

\$171,900

median home value in Waverly.

Waverly



\$171,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS WAVERLY'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/waverly/

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