



White Bluff, Tennessee.

Current market data.

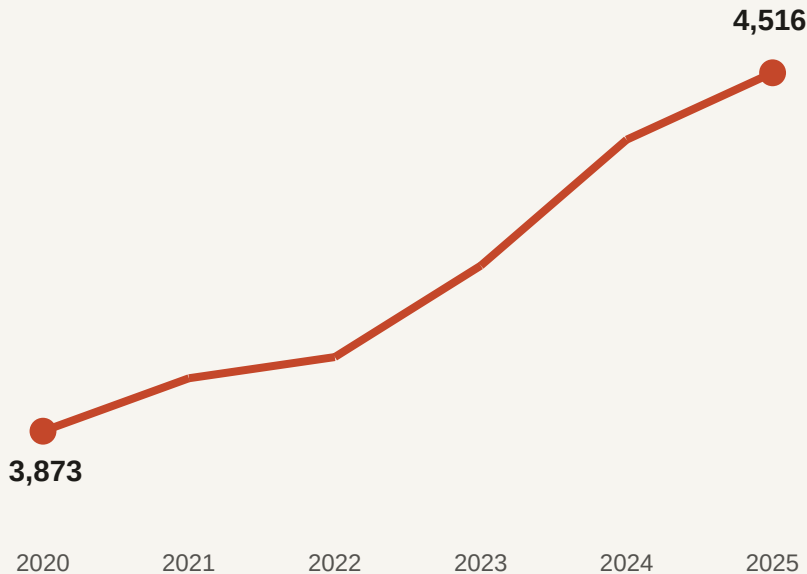
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 16.6% since 2020.

4,516

people, the 112th-largest of Tennessee's cities and towns.



THE WORKDAY

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

87.1%

of 836 jobs located in White Bluff are filled by in-commuters.



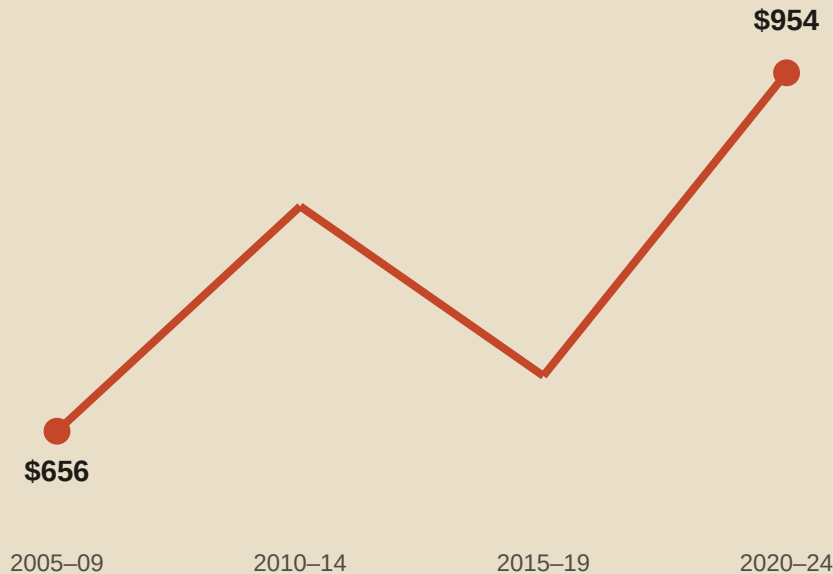
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 45%
since the 2005–2009
survey, before inflation.

\$954

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

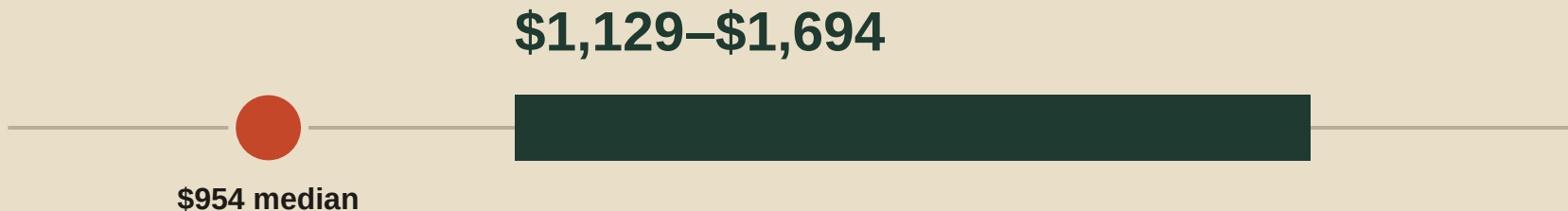
\$743

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

Most of the housing here is older than 2000.

476

homes permitted in ten years,
2016–2025

9%

of those were in multifamily
buildings

76%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 1,896 homes here.

3–8

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



HOME VALUE

A median home costs 2%
less than Tennessee's.

\$279,900

median home value in White Bluff.

White Bluff



\$279,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS WHITE BLUFF'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/white-bluff/

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