



Winchester, Tennessee.

Current market data.

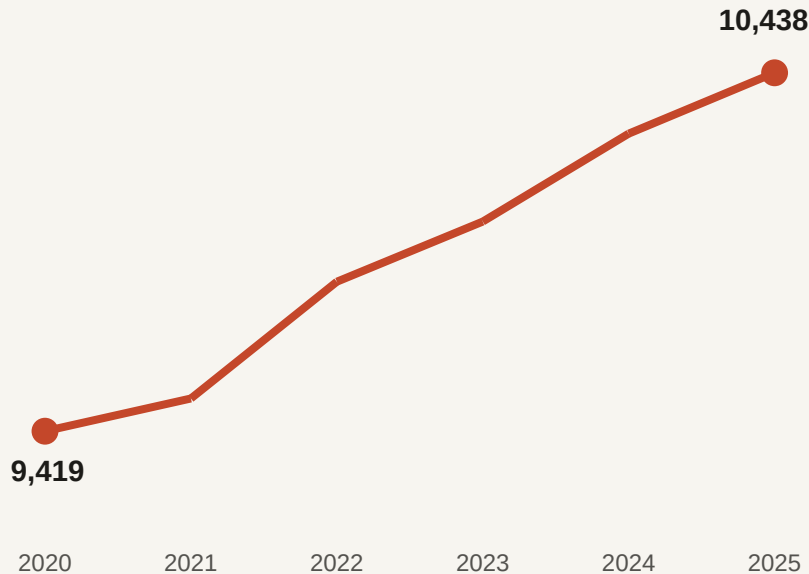
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 10.8% since 2020.

10,438

people, the 65th-largest of Tennessee's cities and towns.



THE WORKDAY

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

82.3%

of 5,897 jobs located in Winchester are filled by in-commuters.



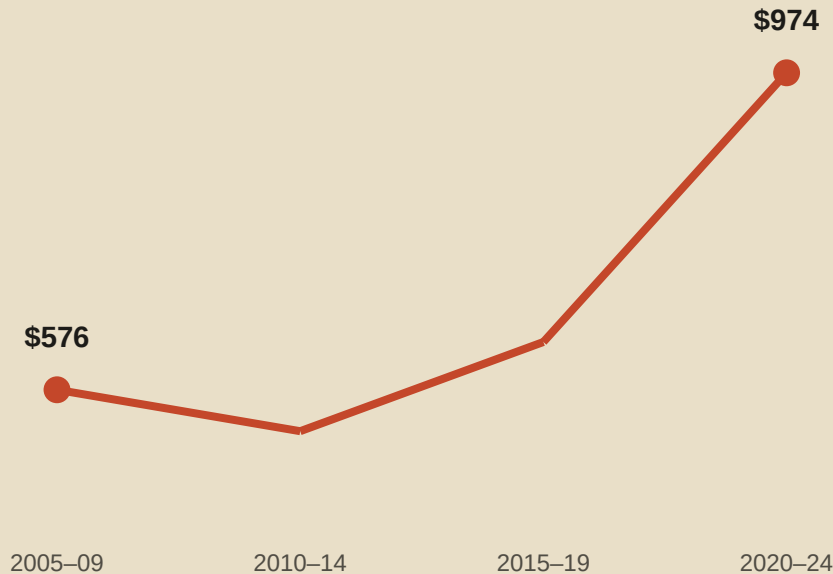
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 69%
since the 2005–2009
survey, before inflation.

\$974

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





THE SEAM

Cross one tract line and median rent jumps \$430.

A \$430 gap between neighbors, the sharpest rent edge between adjacent tracts in Franklin County.

TRACT 9606

\$758

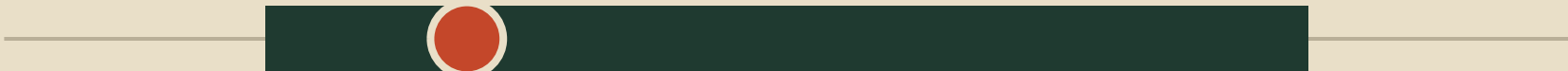
TRACT 9607

\$1,188

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$888–\$1,332



\$974 median

is the monthly rent range local workforce wages support.

BUILDING

71% of the housing here was built before 2000.

588

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

71%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–1.2% to the 4,768 homes here.

13–59

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



HOME VALUE

A median home costs 24%
less than Tennessee's.

\$216,900

median home value in Winchester.

Winchester



\$216,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS WINCHESTER'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/winchester/

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