



FY 2026 FAIR MARKET RENT DOCUMENTATION SYSTEM

The FY 2026 Tennessee FMR Summary

Final FY2026 Tennessee FMR Metropolitan Area Summary

Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Campbell County, TN HUD Metro FMR Area	\$717	\$722	\$947	\$1,249	\$1,254	40
Chattanooga, TN-GA MSA	\$1,211	\$1,263	\$1,390	\$1,734	\$1,853	40
Clarksville, TN-KY HUD Metro FMR Area	\$1,090	\$1,094	\$1,346	\$1,871	\$2,258	40
Cleveland, TN MSA	\$850	\$940	\$1,233	\$1,584	\$1,633	40
Crockett County, TN HUD Metro FMR Area	\$753	\$842	\$1,083	\$1,389	\$1,615	40
Gibson County, TN HUD Metro FMR Area	\$645	\$706	\$927	\$1,289	\$1,555	40
Grainger County, TN HUD Metro FMR Area	\$712	\$717	\$941	\$1,241	\$1,246	40
Hickman County, TN HUD Metro FMR Area	\$827	\$832	\$992	\$1,277	\$1,664	40
Jackson, TN HUD Metro FMR Area	\$869	\$960	\$1,260	\$1,677	\$1,758	40
Johnson City, TN MSA	\$887	\$893	\$1,132	\$1,398	\$1,548	40
Kingsport-Bristol, TN-VA MSA	\$720	\$818	\$1,044	\$1,338	\$1,464	40
Knoxville, TN HUD Metro FMR Area	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40
Macon County, TN HUD Metro FMR Area	\$847	\$887	\$972	\$1,290	\$1,504	40
Maury County, TN HUD Metro FMR Area	\$1,131	\$1,138	\$1,349	\$1,701	\$1,912	40

Final FY2026 Tennessee FMR Metropolitan Area Summary							
Metropolitan Area Name		Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Memphis, TN-MS-AR HUD Metro FMR Area		\$1,060	\$1,154	\$1,274	\$1,683	\$1,959	40
Morgan County, TN HUD Metro FMR Area		\$748	\$753	\$988	\$1,303	\$1,308	40
Morristown, TN HUD Metro FMR Area		\$881	\$887	\$1,135	\$1,444	\$1,827	40
Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area		\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Roane County, TN HUD Metro FMR Area		\$912	\$918	\$1,092	\$1,432	\$1,832	40
Smith County, TN HUD Metro FMR Area		\$796	\$801	\$1,051	\$1,368	\$1,392	40
Stewart County, TN HUD Metro FMR Area		\$692	\$815	\$1,004	\$1,396	\$1,684	40
FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Anderson County	<i>Knoxville, TN HUD Metro FMR Area</i>	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40
Bedford County	Bedford County, TN	\$796	\$928	\$1,017	\$1,414	\$1,641	40
Benton County	Benton County, TN	\$700	\$705	\$925	\$1,286	\$1,402	40
Bledsoe County	Bledsoe County, TN	\$738	\$743	\$975	\$1,169	\$1,636	40
Blount County	<i>Knoxville, TN HUD Metro FMR Area</i>	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40
Bradley County	<i>Cleveland, TN MSA</i>	\$850	\$940	\$1,233	\$1,584	\$1,633	40
Campbell County	<i>Campbell County, TN</i>	\$717	\$722	\$947	\$1,249	\$1,254	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
	HUD Metro FMR Area						
Cannon County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Carroll County	Carroll County, TN	\$724	\$746	\$925	\$1,151	\$1,480	40
Carter County	Johnson City, TN MSA	\$887	\$893	\$1,132	\$1,398	\$1,548	40
Cheatham County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Chester County	Jackson, TN HUD Metro FMR Area	\$869	\$960	\$1,260	\$1,677	\$1,758	40
Claiborne County	Claiborne County, TN	\$724	\$844	\$925	\$1,155	\$1,277	40
Clay County	Clay County, TN	\$700	\$705	\$925	\$1,286	\$1,289	40
Cocke County	Cocke County, TN	\$643	\$742	\$925	\$1,209	\$1,225	40
Coffee County	Coffee County, TN	\$775	\$780	\$959	\$1,281	\$1,363	40
Crockett County	Crockett County, TN HUD Metro FMR Area	\$753	\$842	\$1,083	\$1,389	\$1,615	40
Cumberland County	Cumberland County, TN	\$719	\$723	\$942	\$1,304	\$1,354	40
Davidson County	Nashville-Davidson--Murfreesboro--Franklin, TN	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
	<i>HUD Metro FMR Area</i>						
Decatur County	Decatur County, TN	\$724	\$736	\$925	\$1,286	\$1,289	40
DeKalb County	DeKalb County, TN	\$722	\$726	\$953	\$1,143	\$1,532	40
Dickson County	<i>Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area</i>	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Dyer County	Dyer County, TN	\$724	\$778	\$925	\$1,220	\$1,225	40
Fayette County	<i>Memphis, TN-MS-AR HUD Metro FMR Area</i>	\$1,060	\$1,154	\$1,274	\$1,683	\$1,959	40
Fentress County	Fentress County, TN	\$700	\$705	\$925	\$1,204	\$1,290	40
Franklin County	Franklin County, TN	\$742	\$747	\$980	\$1,307	\$1,622	40
Gibson County	<i>Gibson County, TN HUD Metro FMR Area</i>	\$645	\$706	\$927	\$1,289	\$1,555	40
Giles County	Giles County, TN	\$758	\$763	\$1,001	\$1,200	\$1,395	40
Grainger County	<i>Grainger County, TN HUD Metro FMR Area</i>	\$712	\$717	\$941	\$1,241	\$1,246	40
Greene County	Greene County, TN	\$638	\$797	\$925	\$1,279	\$1,420	40
Grundy County	Grundy County, TN	\$724	\$844	\$925	\$1,162	\$1,289	40
Hamblen County	<i>Morristown, TN HUD</i>	\$881	\$887	\$1,135	\$1,444	\$1,827	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
	<i>Metro FMR Area</i>						
Hamilton County	<i>Chattanooga, TN-GA MSA</i>	\$1,211	\$1,263	\$1,390	\$1,734	\$1,853	40
Hancock County	Hancock County, TN	\$724	\$844	\$925	\$1,109	\$1,225	40
Hardeman County	Hardeman County, TN	\$700	\$705	\$925	\$1,286	\$1,348	40
Hardin County	Hardin County, TN	\$700	\$705	\$925	\$1,220	\$1,225	40
Hawkins County	<i>Kingsport-Bristol, TN-VA MSA</i>	\$720	\$818	\$1,044	\$1,338	\$1,464	40
Haywood County	Haywood County, TN	\$700	\$705	\$925	\$1,226	\$1,417	40
Henderson County	Henderson County, TN	\$724	\$742	\$925	\$1,178	\$1,289	40
Henry County	Henry County, TN	\$719	\$723	\$949	\$1,138	\$1,322	40
Hickman County	<i>Hickman County, TN HUD Metro FMR Area</i>	\$827	\$832	\$992	\$1,277	\$1,664	40
Houston County	Houston County, TN	\$724	\$726	\$925	\$1,253	\$1,552	40
Humphreys County	Humphreys County, TN	\$723	\$728	\$955	\$1,189	\$1,331	40
Jackson County	Jackson County, TN	\$700	\$705	\$925	\$1,217	\$1,289	40
Jefferson County	<i>Morristown, TN HUD Metro FMR Area</i>	\$881	\$887	\$1,135	\$1,444	\$1,827	40
Johnson County	Johnson County, TN	\$724	\$844	\$925	\$1,273	\$1,289	40
Knox County	<i>Knoxville, TN HUD Metro</i>	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
	<i>FMR Area</i>						
Lake County	Lake County, TN	\$700	\$705	\$925	\$1,174	\$1,289	40
Lauderdale County	Lauderdale County, TN	\$706	\$710	\$925	\$1,239	\$1,474	40
Lawrence County	Lawrence County, TN	\$711	\$716	\$939	\$1,126	\$1,243	40
Lewis County	Lewis County, TN	\$724	\$844	\$925	\$1,286	\$1,552	40
Lincoln County	Lincoln County, TN	\$724	\$844	\$925	\$1,286	\$1,289	40
Loudon County	<i>Knoxville, TN HUD Metro FMR Area</i>	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40
Macon County	<i>Macon County, TN HUD Metro FMR Area</i>	\$847	\$887	\$972	\$1,290	\$1,504	40
Madison County	<i>Jackson, TN HUD Metro FMR Area</i>	\$869	\$960	\$1,260	\$1,677	\$1,758	40
Marion County	<i>Chattanooga, TN-GA MSA</i>	\$1,211	\$1,263	\$1,390	\$1,734	\$1,853	40
Marshall County	Marshall County, TN	\$788	\$793	\$1,041	\$1,373	\$1,378	40
Maury County	<i>Maury County, TN HUD Metro FMR Area</i>	\$1,131	\$1,138	\$1,349	\$1,701	\$1,912	40
McMinn County	McMinn County, TN	\$725	\$845	\$926	\$1,151	\$1,226	40
McNairy County	McNairy County, TN	\$724	\$742	\$925	\$1,286	\$1,442	40
Meigs County	Meigs County, TN	\$700	\$705	\$925	\$1,227	\$1,289	40
Monroe County	Monroe County, TN	\$684	\$764	\$925	\$1,220	\$1,225	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Montgomery County	Clarksville, TN-KY HUD Metro FMR Area	\$1,090	\$1,094	\$1,346	\$1,871	\$2,258	40
Moore County	Moore County, TN	\$724	\$742	\$925	\$1,282	\$1,289	40
Morgan County	Morgan County, TN HUD Metro FMR Area	\$748	\$753	\$988	\$1,303	\$1,308	40
Obion County	Obion County, TN	\$722	\$727	\$925	\$1,187	\$1,225	40
Overton County	Overton County, TN	\$724	\$742	\$925	\$1,165	\$1,225	40
Perry County	Perry County, TN	\$724	\$818	\$925	\$1,109	\$1,340	40
Pickett County	Pickett County, TN	\$725	\$730	\$958	\$1,149	\$1,335	40
Polk County	Cleveland, TN MSA	\$850	\$940	\$1,233	\$1,584	\$1,633	40
Putnam County	Putnam County, TN	\$752	\$818	\$1,014	\$1,409	\$1,557	40
Rhea County	Rhea County, TN	\$700	\$705	\$925	\$1,220	\$1,225	40
Roane County	Roane County, TN HUD Metro FMR Area	\$912	\$918	\$1,092	\$1,432	\$1,832	40
Robertson County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Rutherford County	Nashville-Davidson--Murfreesboro--Franklin, TN	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
	<i>HUD Metro FMR Area</i>						
Scott County	Scott County, TN	\$724	\$762	\$925	\$1,159	\$1,552	40
Sequatchie County	Chattanooga, TN-GA MSA	\$1,211	\$1,263	\$1,390	\$1,734	\$1,853	40
Sevier County	Sevier County, TN	\$883	\$973	\$1,159	\$1,522	\$1,535	40
Shelby County	Memphis, TN-MS-AR HUD Metro FMR Area	\$1,060	\$1,154	\$1,274	\$1,683	\$1,959	40
Smith County	Smith County, TN HUD Metro FMR Area	\$796	\$801	\$1,051	\$1,368	\$1,392	40
Stewart County	Stewart County, TN HUD Metro FMR Area	\$692	\$815	\$1,004	\$1,396	\$1,684	40
Sullivan County	Kingsport-Bristol, TN-VA MSA	\$720	\$818	\$1,044	\$1,338	\$1,464	40
Sumner County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Tipton County	Memphis, TN-MS-AR HUD Metro FMR Area	\$1,060	\$1,154	\$1,274	\$1,683	\$1,959	40
Trousdale County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40

FY2026 Tennessee FMR Local Area Summary							
Locality Name	Metropolitan Area Name	Efficiency	One-Bedroom	Two-Bedroom	Three-Bedroom	Four-Bedroom	FMR Percentile
Unicoi County	Johnson City, TN MSA	\$887	\$893	\$1,132	\$1,398	\$1,548	40
Union County	Knoxville, TN HUD Metro FMR Area	\$1,177	\$1,184	\$1,471	\$1,864	\$2,172	40
Van Buren County	Van Buren County, TN	\$700	\$705	\$925	\$1,198	\$1,289	40
Warren County	Warren County, TN	\$730	\$735	\$964	\$1,156	\$1,276	40
Washington County	Johnson City, TN MSA	\$887	\$893	\$1,132	\$1,398	\$1,548	40
Wayne County	Wayne County, TN	\$700	\$705	\$925	\$1,109	\$1,289	40
Weakley County	Weakley County, TN	\$705	\$710	\$925	\$1,119	\$1,552	40
White County	White County, TN	\$751	\$756	\$992	\$1,240	\$1,579	40
Williamson County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40
Wilson County	Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area	\$1,507	\$1,578	\$1,730	\$2,211	\$2,696	40

NOTE: Locality Names are links to the Final FY2026 FMR Documentation System for the specific area.

Select a different area

Press Below to select a different State:

Select a new State

Or select a Final FY 2026 Metropolitan FMR Area

Nashville-Davidson--Murfreesboro--Franklin, TN HUD Metro FMR Area ▼

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