

Regional Variation in Tennessee's Housing Supply



2026 Tennessee Housing Market at a Glance

Hulya Arik, PhD
Research and Planning
February 2026

 Tennessee Housing
Development Agency

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Executive Summary

Across all regions, affordability tensions cut sharply along income levels. However, renters and owners face different pressures across regions. Extremely low- and very low-income households face the highest housing cost burdens. Furthermore, high home prices and a steep decline in the statewide opportunity index underscore the shrinking pathway to homeownership for middle-income Tennesseans.

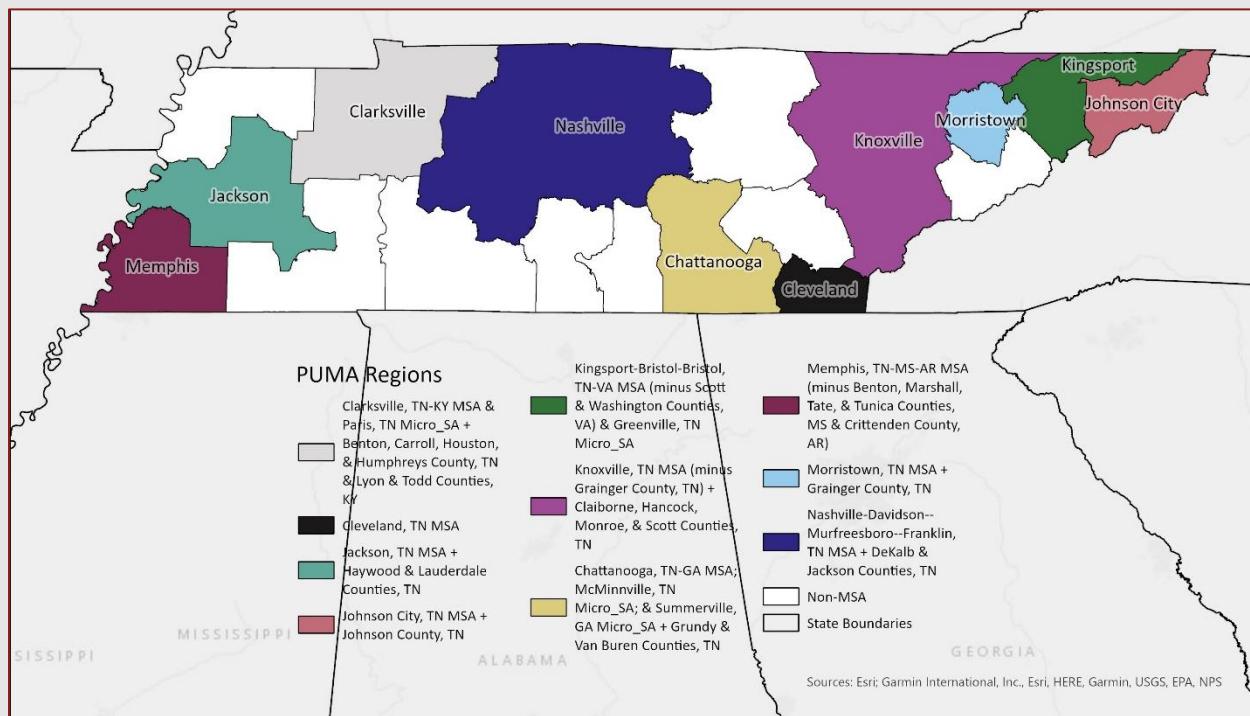
- **High growth areas like the Clarksville and Nashville metro areas need more family-sized rental units to alleviate overcrowding.** However, scarcity and the concentration of large multifamily housing units (50+ units) in the Nashville combined PUMA region limits the capacity of other metro areas to absorb renter demand.
- **Metro areas are lagging in new construction, led by a steep decline in multifamily permitting.** The Knoxville, Memphis, and Chattanooga metro areas experienced minimal changes in building permits from 2018-2024, and Nashville's 2021 boom has declined back to pre-pandemic levels in 2024.
- **Major metro areas are experiencing rising home prices and a softening rental market.** Together, these indicate mixed affordability signals, but low-income renters continue to face affordability challenges.
- **Substandard housing is localized in metro areas such as Cleveland and Memphis, in which approximately 40% of vacant homes are substandard,** masking the true availability of housing. These vacant units are often uninhabitable but comprise large shares of homes.
- **Severe preservation pressures persist In West Tennessee and East Tennessee and many rural areas.** These areas have some of the oldest housing stock in the state, and experience limited production to replace deteriorating existing units.
- **Rural housing stock also poses quality and infrastructure risks,** which require high levels of rehabilitation, and a need for policies such as aging-in-place retrofit programs.

Together these findings highlight the need for regionally targeted supply strategies—supporting new construction in growing metros and investing in preservation and rehabilitation where stock is aging or at risk.

Introduction

This brief examines what Tennessee's existing housing stock looks like today, how it is changing, and what these patterns mean for policymakers. We focus on supply, stock quality, and the market conditions that underpin long-term housing stability. Analysis for this brief is conducted at the Combined PUMA Region, which is a geography that combines public-use micro data areas (PUMAs) from 2022. These regions are developed using methodology created by the Federal Reserve Bank of Atlanta. These regions closely overlap with MSAs, except for areas outside of state lines. Areas outside of the 10 MSAs in Tennessee are, at times, combined as "Non-MSA" areas. In this brief, we refer to "combined PUMA regions" that are aligned to MSAs and "metro areas" interchangeably given the high degree of overlap.

Figure 1: Combined PUMA Regions, Tennessee

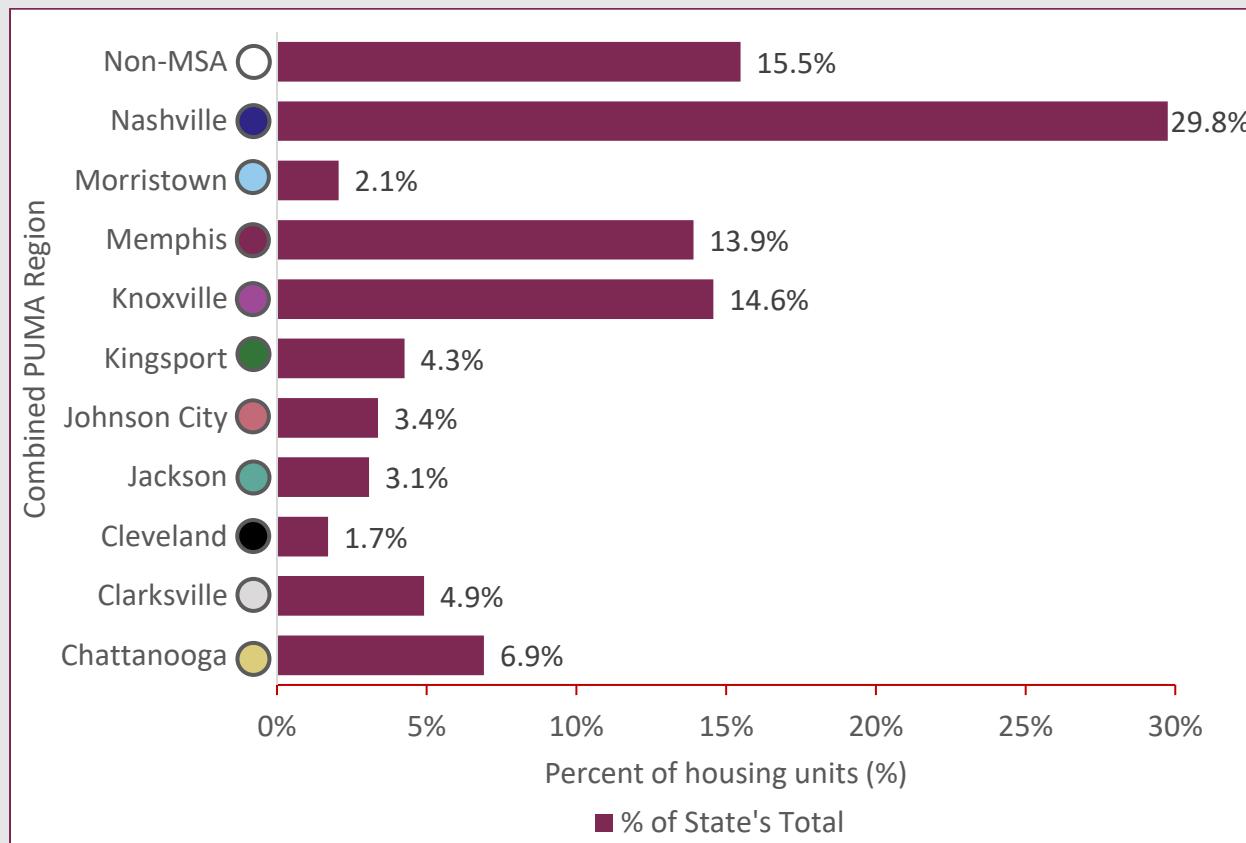


Findings

Limited diversity in housing stock type restricts affordability and regional mobility.

Tennessee has 3.2 million housing units, and the distribution of these units is highly uneven across the state's metro areas. Thirty percent of all housing is in the Nashville metro area. Meanwhile, the Memphis and Knoxville metro areas each contain 14% of the state's total housing stock.

Figure 2: Total Housing Units in Region Percent of State Total by Combined PUMA Region, 2024

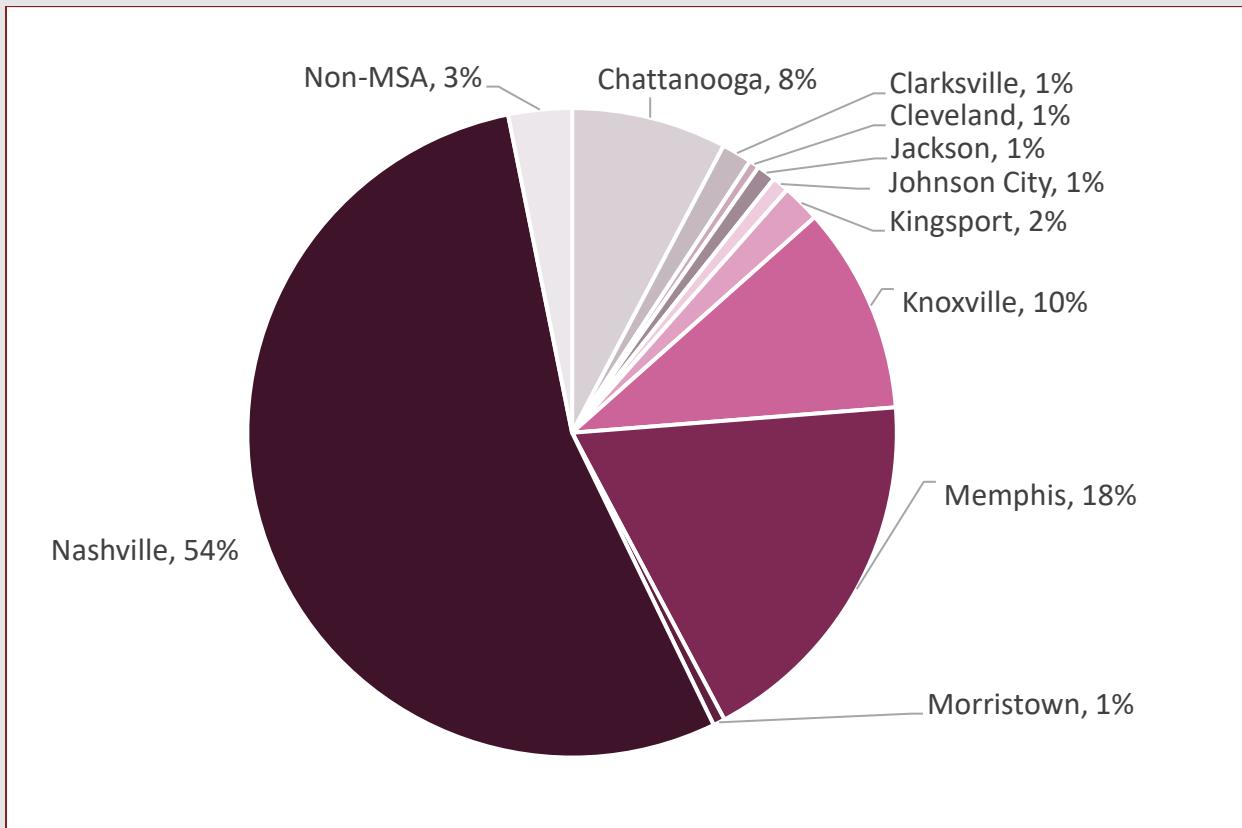


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Single-family homes, including attached and detached single-unit homes, account for 72% of total housing units statewide and are even more prevalent in rural counties, where these types of units represent 74% of the total housing stock. The Morristown metro area has the lowest share of single-family homes at 65%.

Multifamily homes represent 20% of the total housing stock in Tennessee, many of which are in buildings with less than 50 units. Only four percent of Tennessee's total housing stock is comprised of large multifamily housing or buildings with 50+ units. Such large multifamily buildings are more common in the Nashville metro. In fact, more than half of the state's large multifamily housing stock is in the Nashville region.

Figure 3: Buildings with 50 or more Units by Combined PUMA Region, 2024

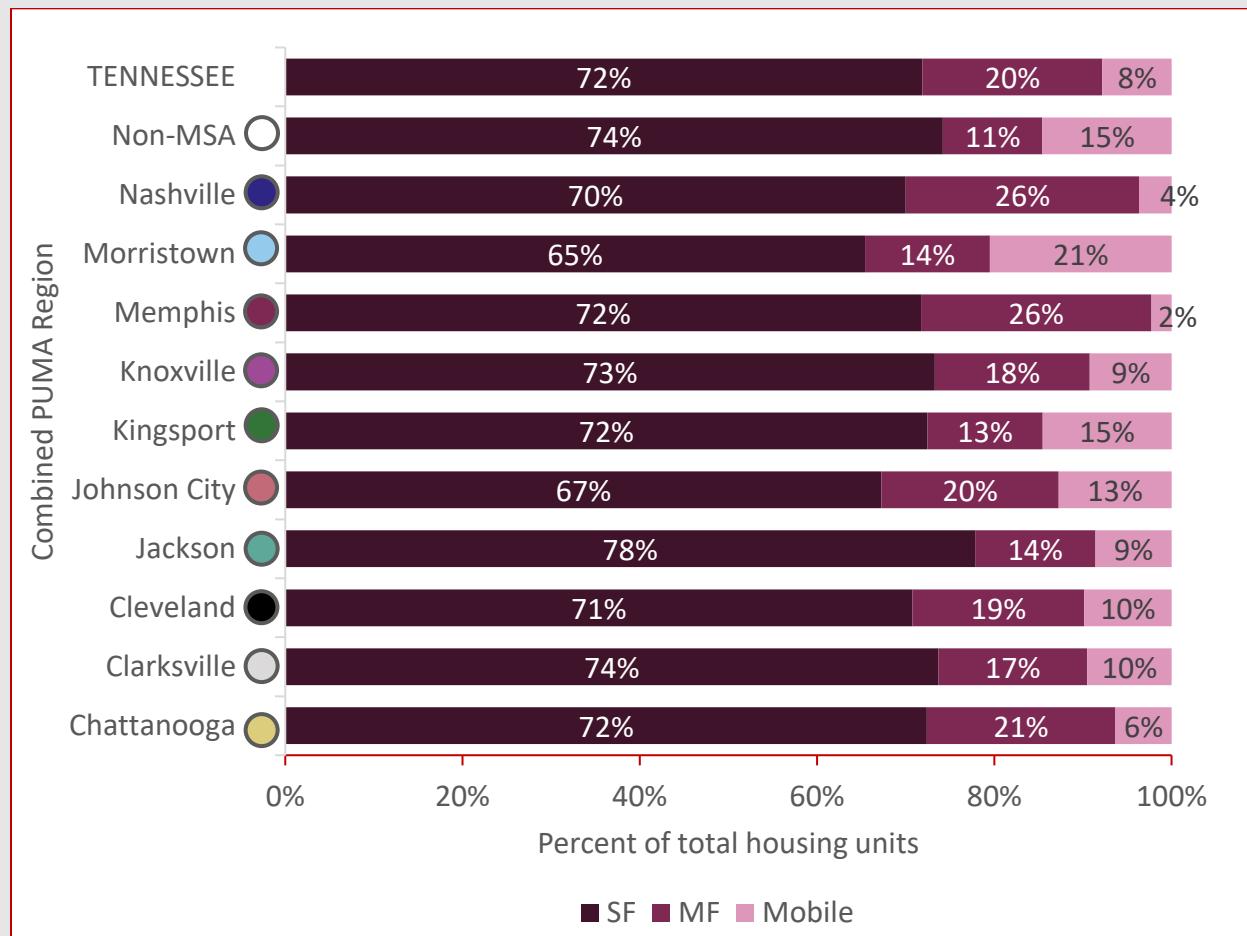


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Only eight percent of the total housing stock in Tennessee are mobile homes, which are more common in rural areas and the Eastern metro areas. In the Morristown metro, mobile homes exceed 20% of the stock in the Morristown combined PUMA region and are 15% of the stock in the Kingsport combined PUMA region. Mobile homes provide affordability, especially in rural parts of the state, but older units might require substantive repairs. Mobile homes are critical to ensuring affordable housing options for rural regions of the state in which median incomes trend significantly lower than the rest of the state, but their vulnerability to disrepair compels

important policy actions oriented around the replacement of aging mobile homes and improving mobile park infrastructure.

Figure 4: All Housing Units by Housing Type by Combined PUMA Region, 2024

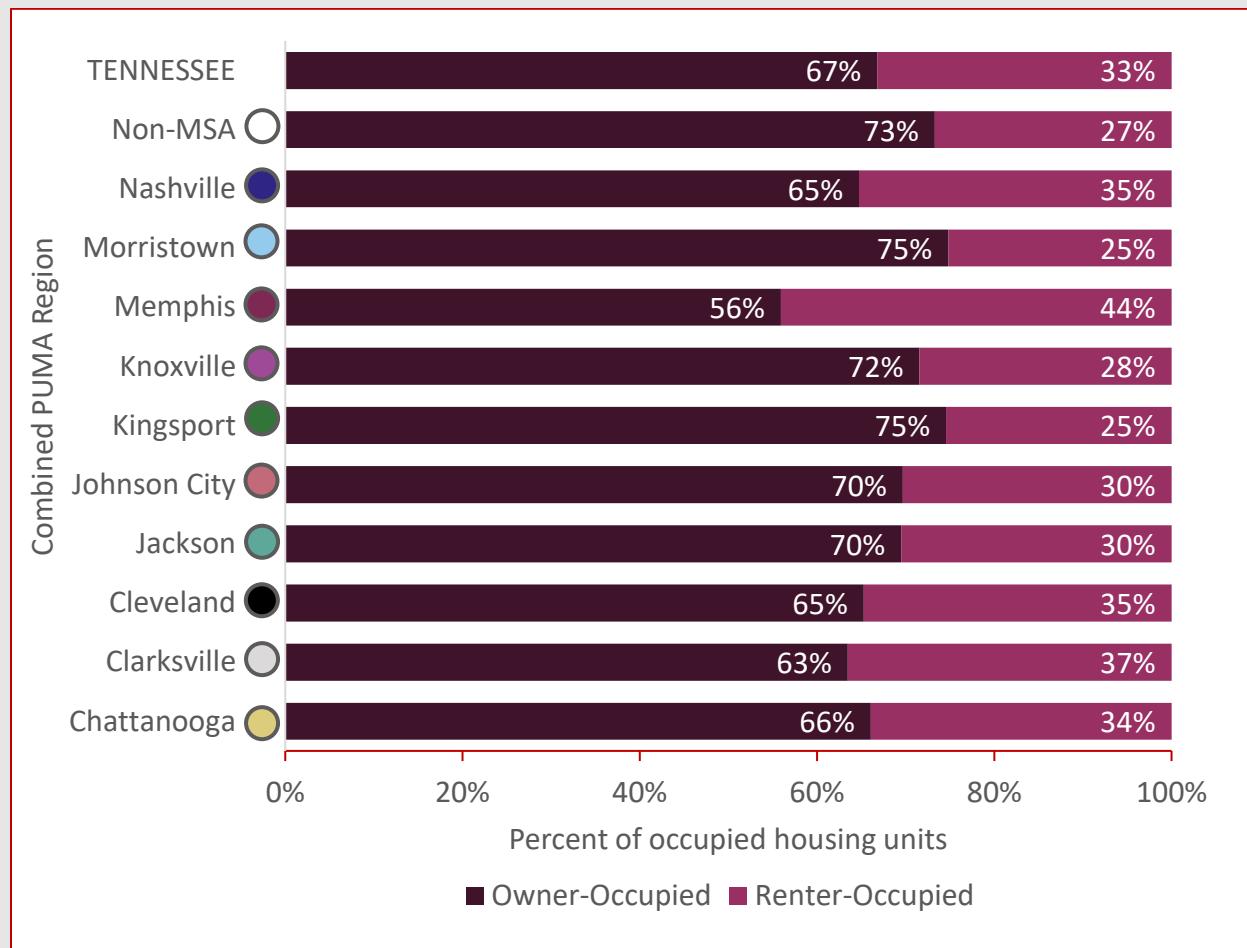


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Renters and owners face different pressures across regions.

Tennessee is a homeownership state. Sixty-seven percent of its occupied housing units are owner-occupied, and the remaining 33% are renter occupied. Areas with higher rents or housing costs often have lower homeownership rates (dampening the chances of saving for downpayment). The Memphis metro has a higher share of rental households than the rest of the state, such that only 56% of households are owners in Memphis.

Figure 5: Occupied Housing Units by Tenure by Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Single family homes, one-unit detached or attached, traditionally serve as the backbone of homeownership in Tennessee. Seventy-six percent of single-family homes are occupied by owners in Tennessee and 16% are occupied by renters. Renter occupancy of single-family homes is highest in Memphis and lowest in the Eastern part of the state, such as Kingsport, Morristown and Knoxville. Five percent of multifamily units, mostly duplexes or triplexes, are owner occupied and 79% are rented.

Table 1: Occupancy and Housing Type by Combined PUMA Region, 2024

| Combined PUMA Region | Single Family: Owner-Occupied | Single Family: Renter-Occupied | Single Family: Vacant | Multifamily: Owner-Occupied | Multifamily: Renter-Occupied | Multifamily: Vacant |
|----------------------|-------------------------------|--------------------------------|-----------------------|-----------------------------|------------------------------|---------------------|
| Chattanooga | 76% | 16% | 8% | 6% | 84% | 10% |
| Clarksville | 71% | 21% | 8% | 3% | 90% | 7% |
| Cleveland | 75% | 18% | 6% | 2% | 84% | 14% |
| Jackson | 76% | 18% | 6% | 1% | 95% | 4% |
| Johnson City | 77% | 15% | 8% | 10% | 73% | 17% |
| Kingsport | 80% | 12% | 8% | 5% | 79% | 16% |
| Knoxville | 80% | 13% | 7% | 4% | 81% | 15% |
| Memphis | 67% | 26% | 7% | 3% | 76% | 21% |
| Morristown | 79% | 13% | 8% | 6% | 83% | 11% |
| Nashville | 79% | 15% | 6% | 8% | 77% | 15% |
| Non-MSA | 73% | 14% | 13% | 2% | 82% | 15% |
| TENNESSEE | 76% | 16% | 8% | 5% | 79% | 15% |

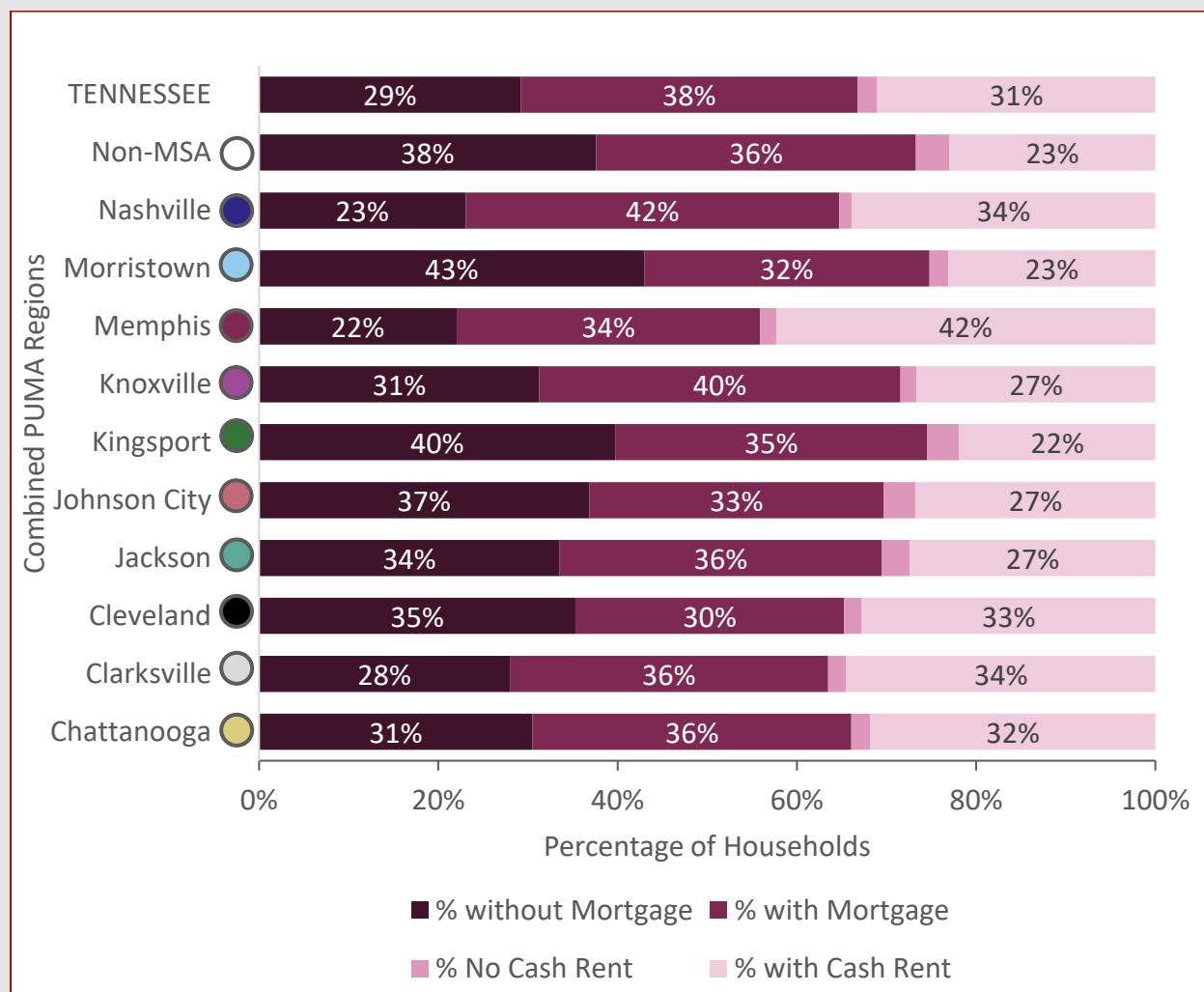
Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Free-and-clear homeownership is an indicator of financial resilience as households without a mortgage have lower and more stable monthly housing costs. Free-and-clear homeowners are also more likely to be older homeowners living in older homes with greater maintenance needs. In 2024, only 44% of homeowners own their homes free and clear statewide, slightly higher than 2023. In large urban areas such as Nashville and Memphis, the percentage of owners without a mortgage is even lower, more likely a reflection of higher home prices and newer mortgages, many households are still “early” in their ownership life of cycle. Free-and-clear homeownership surpasses 55% in Morristown combined PUMA region.

A small, but meaningful share of renters (seven percent statewide and 15% or higher in some rural regions) do not pay cash rent for their housing. These arrangements arise when households live in units provided by employers, military bases, or family and friends. While these households do not face traditional rent burdens, they occupy an important and often overlooked segment of Tennessee’s housing landscape. Rural and non-MSA regions have the highest share of non-cash renters, who frequently live in single-family homes or mobile homes.

These arrangements fill gaps in supply, particularly where multifamily housing is limited. However, occupants may lack tenant protection, written leases or the ability to request repairs, which creates housing instability for these households. Since no rent is paid, these households do not appear in conventional affordability metrics.

Figure 6: Tenure Types and Payment by Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

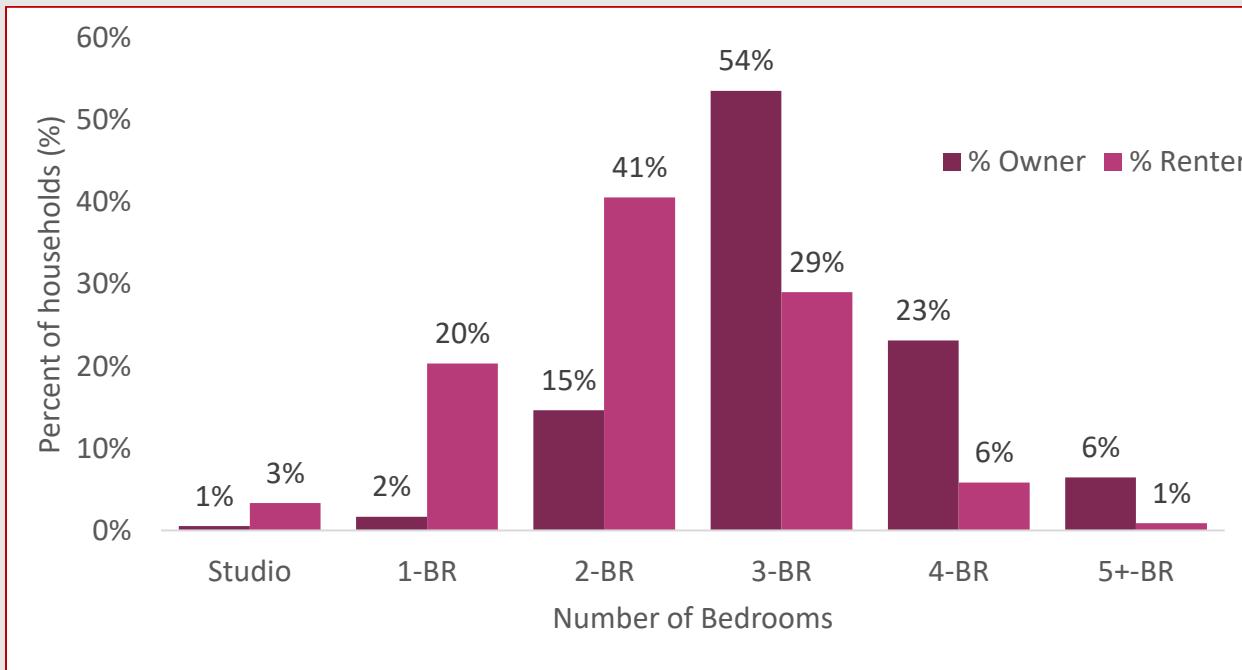
High-growth metros need more family-sized rental units to alleviate overcrowding.

Housing needs vary across life stages. Singles, young couples and seniors may need fewer rooms while multigenerational households and those with children demand homes with three to four bedrooms. The number of bedrooms also has important implications for affordability. Smaller units can provide more affordable entry level options for newly formed households, while larger

units support family stability and reduce overcrowding. A balanced mix of bedroom sizes helps people stay in the communities they desire to live and work.

As Figure 7 demonstrates, Tennessee's mix of unit sizes reflects long-standing patterns in the state's housing stock. Most owner-occupied homes have three or more bedrooms, while nearly two-thirds of rental households live in one- or two-bedroom units or studios. Roughly a fifth of owners live in housing units with fewer than three bedrooms. This distribution supports many household types, but the data also reveals important regional pressures where unit sizes do not fully align with household needs. A balanced mix of bedroom sizes is critical for supporting household formation, workforce mobility and long-term community stability.

Figure 7: Occupied Housing Units by Number of Bedrooms in Tennessee, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Figure 8: Occupied Housing Units by Number of Bedrooms by Major Combined PUMA Regions and non-MSAs, 2024

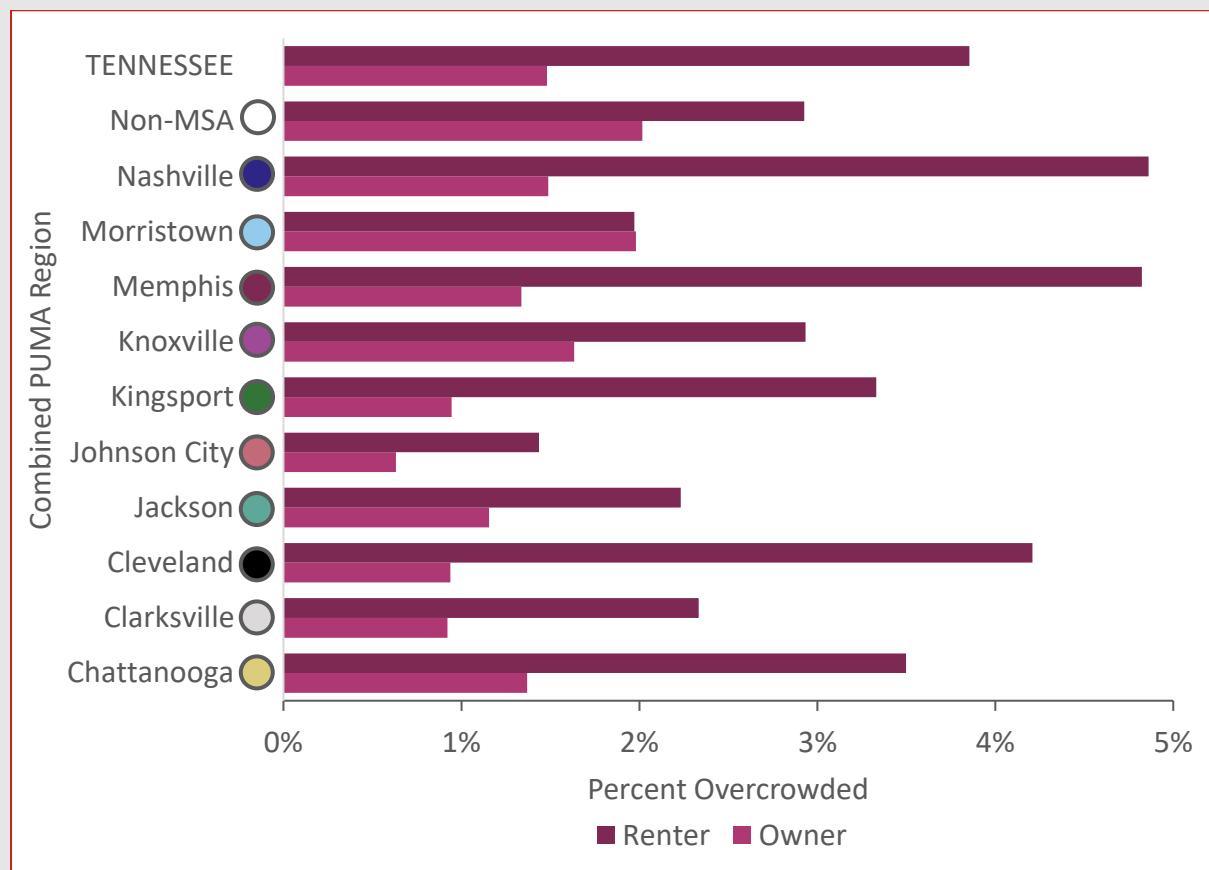


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Building permit data does not include bedroom counts for new housing units, limiting the ability to measure unit-size mismatch directly. However, overcrowding rates, tenure patterns and regional stock profiles provide meaningful indirect evidence of where the mismatches are most likely occurring. Overcrowding (based on the criteria people per room [PPR] exceeding one) is higher among rental households. Five percent of renter-occupied housing units and one percent of owner-occupied housing units were overcrowded in Tennessee.

Nashville's five percent rate of renter overcrowding is higher than state's rate of renter overcrowding, suggesting that available rental units do not exactly match the size of rental households. The Nashville region has a high and growing renter population, driven by strong job growth. New construction is adding multifamily housing, which is increasingly consisting of smaller units. Together these patterns suggest that larger households in Nashville may face more difficulty finding appropriately sized rental units even as the total supply increases.

Figure 9: Percent Overcrowded by Tenure and Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

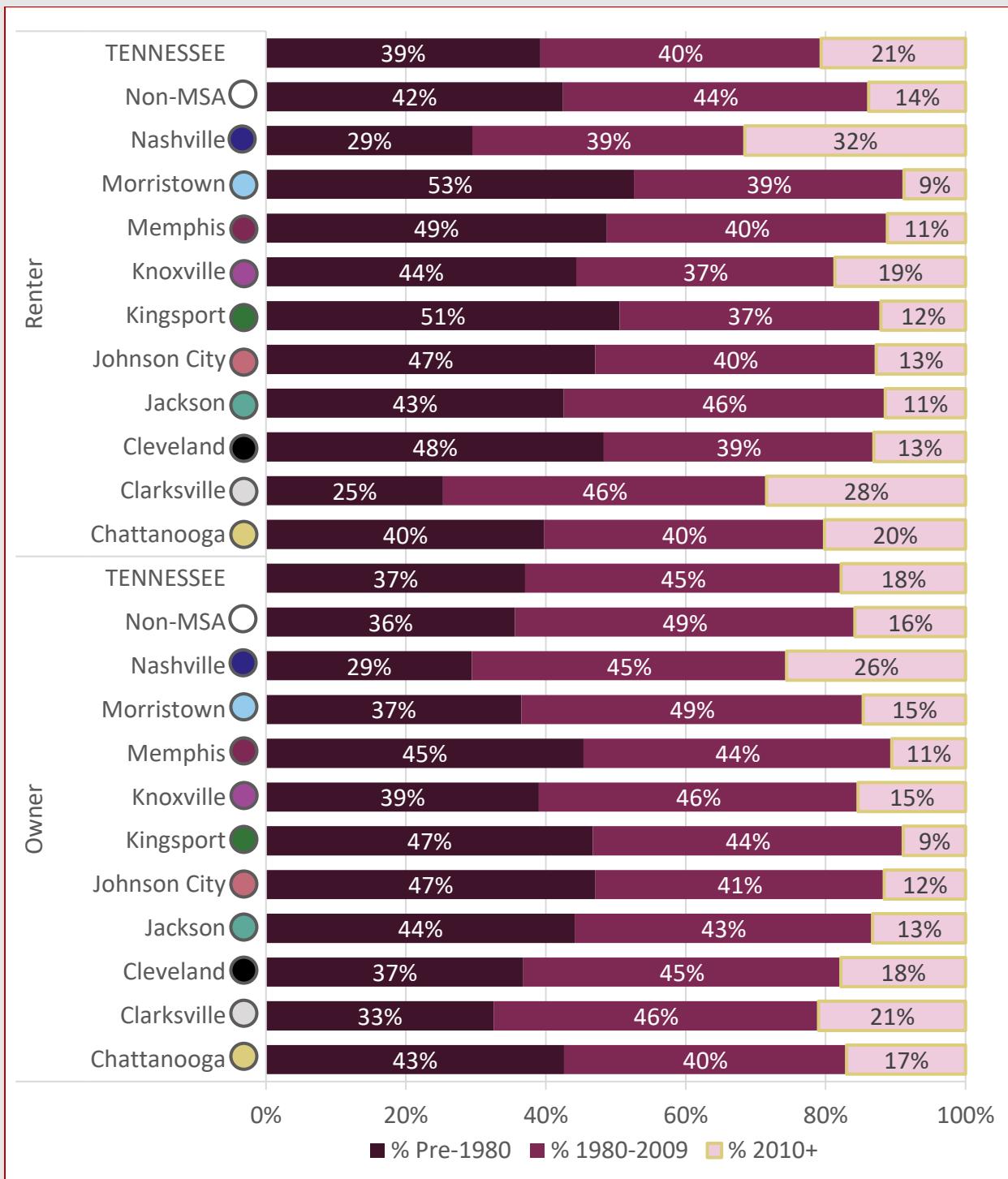
Rural areas contain a high share of three-bedroom single family homes, suggesting limited availability of small units suitable for young adults, single workers or seniors interested in downsizing. In rural areas, we find low levels of overcrowding, but fewer options for households other than families. Smaller households may struggle to find appropriately sized, affordable units.

Preservation needs are rising across regions, with the heaviest burdens in East Tennessee and rural areas.

Tennessee's housing stock is aging, and it is affecting affordability, safety and long-term market stability. Statewide, older homes drive up maintenance costs, create health and safety risks and reduce energy efficiency, but the impact is far from uniform. The age of the housing stock varies sharply across the regions, with some areas facing far more acute preservation challenges than others.

In the Kingsport combined PUMA region, nearly half of occupied housing stock was built before 1980 and only ten percent were built in 2010 and later. About a quarter of the stock in the Nashville and Clarksville combined PUMA regions were built after 2010, contributing to the youngest housing across all combined PUMA regions. Renter-occupied homes tend to be older than owner-occupied homes statewide. In Memphis, for example, 49% of renter-occupied units were built before 1980, compared to 45% of owner-occupied units. For Memphis renters, who make up nearly half of the city's households, aging housing stock amplifies affordability problems because older units often come with higher utility costs, structural needs, and limited landlord investment.

Figure 10: Occupied Housing Units, Year-Built and Tenure by Combined PUMA Region, 2024

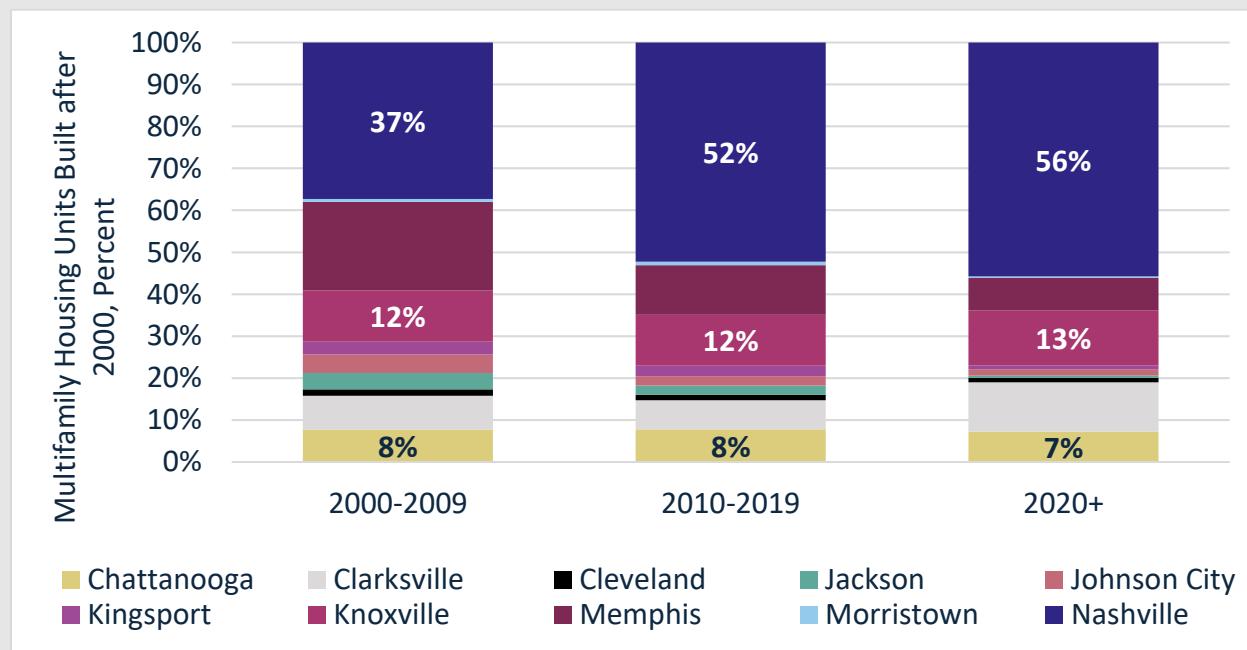


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Rental housing in Tennessee is older than owner-occupied housing. The median year built of owner-occupied housing in Tennessee was 1995 and 1985 for renter-occupied housing. Aging housing stock matters for several reasons: older homes may face greater renovation or energy efficiency burdens, which can increase costs for owners and potentially reduce affordability. Newer homes indicate investment, but if they are clustered in specific areas, older markets might be left behind with dilapidated housing. Tennessee should balance efforts between expanding new housing supply where demand exists and supporting preservation and upgrading older housing in communities with aging housing stock. Keeping older homes safe and affordable is as important as building new housing.

As shown in the chart below, among renter-occupied housing units, the Nashville metro dominates the production of housing. Since 2000, the region's share of production has increased from 37% to 56%. Meanwhile, development in the other metropolitan regions has remained relatively flat or even declined. This growing concentration emphasizes widening spatial imbalances, where middle Tennessee attempts to meet the increasing demand with construction, while many rural and smaller-city areas continue to rely on aging, subsidized properties with little to no new development to support them.

Figure 11: Renter-occupied Housing Units, Built 2000 to 2024, by Combined PUMA Region

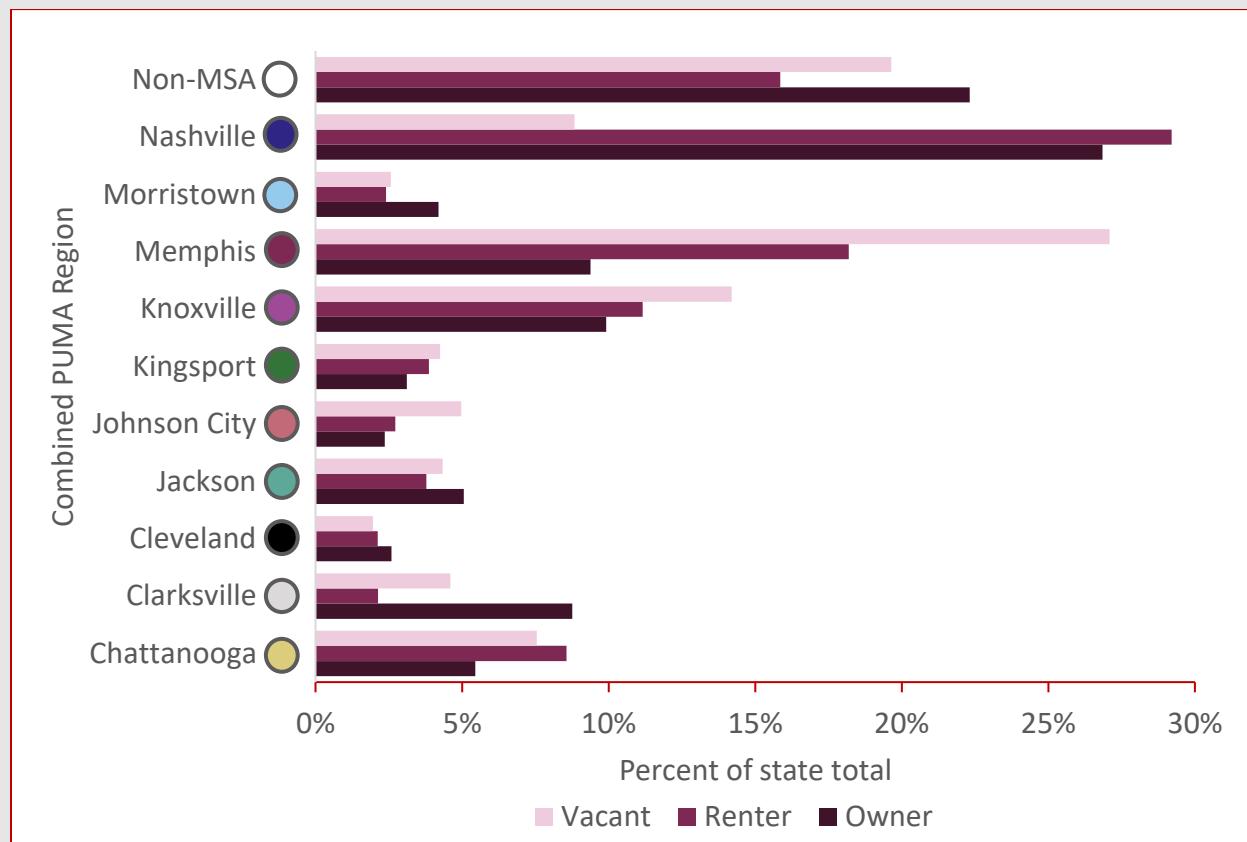


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Quality gaps and vacancies undermine affordability, stability and long-term supply.

Substandard housing units, which are defined as units lacking complete kitchens, indoor plumbing or a functioning heating source, constitute a minority of the statewide housing stock. Yet, they are disproportionately concentrated among low-income households, and renters and regions with older homes, particularly in East and West Tennessee. Substandard housing indicates quality and safety concerns and may also be a false signal of affordability. Homes with low nominal rents or values might appear affordable, but impose high hidden costs in repairs, utilities and health risks.

Figure 12: Substandard Housing Units by Tenure by Combined PUMA Region, 2024



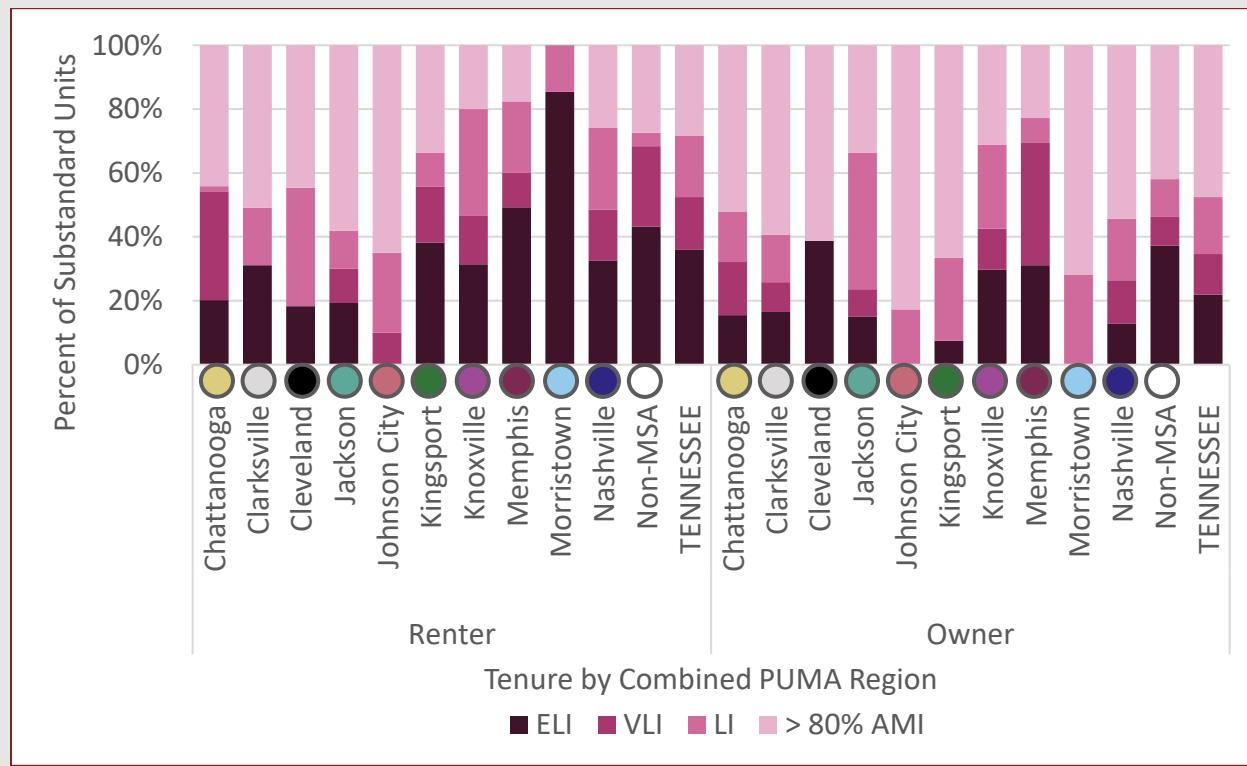
Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Overall, excluding vacant units, one percent of total occupied housing stock and three percent of renter-occupied housing units are considered substandard. However, nearly one in four vacant units (22%) are substandard. Across most regions, the share of substandard homes closely mirrors each region's share of overall housing stock. For example, the Nashville metro

area is home to 32% of the state's renter-occupied housing units and 29% of its total substandard renter units.

Substandard units are disproportionately occupied by extremely low-income (ELI) and very low-income (VLI) rental households, who are earning less than 30% and 50% of the area median income (AMI), respectively. Fifty-two percent of renter-occupied substandard units and 35% of owner-occupied substandard units are occupied by households with less than 50% of AMI. Older, poorly maintained, substandard rental housing stock serves as a default option for many low-income rental households facing affordability challenges with their limited financial resources. In contrast to rental housing, in some Tennessee metros, such as Cleveland, Jackson, Johnson City and Kingsport, a notable portion of substandard owner housing stock is occupied by households earning above 80% of AMI. Unlike rapidly growing regions like Nashville, Chattanooga, and Clarksville, a high share of single-family homes in these markets are aging and there may not be move-up inventory for even higher-income households.

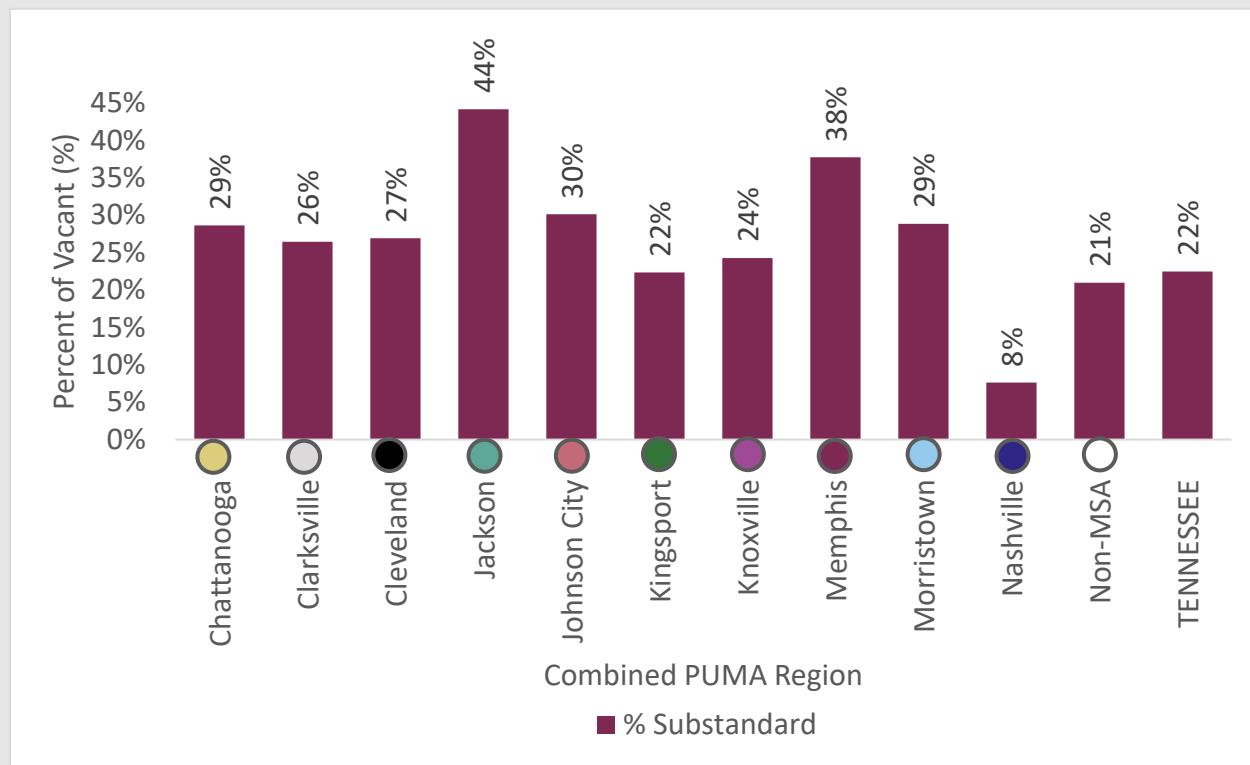
Figure 13: Substandard Housing Units by Tenure and AMI by Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

In parts of Tennessee, particularly in the Memphis and Jackson metros in West Tennessee, and the Johnson City and Morristown metros in East Tennessee, a meaningful share of vacant units is substandard. For example, 44% of the vacant units in the Jackson region and 30% of the in the Johnson City region were substandard. These units are not market ready and do not function as available supply for buyers or renters. Instead, they reflect deterioration within older segment of housing stock, consistent with region's overall aging unit profile. These high shares of vacant substandard units artificially inflate vacancy rates. Regions like Jackson, Johnson City and Memphis may emerge as markets with abundant vacant housing when almost half of them are substandard. Jackson's vacancy levels signal a quality failure, not surplus housing, and without targeted rehabilitation, many of these units might be permanently lost from the housing supply. Furthermore, although the Memphis and Johnson City combined PUMA regions have very different housing markets, their similar shares of substandard vacant units, 38% and 30% respectively, reflect common structural challenges: aging homes, underinvestment and quality deterioration concentrated in vacant units. Nearly four out of ten vacant homes in Memphis are not habitable as they exist. Thus, Memphis's vacancy rate overstates the true availability of safe quality housing.

Figure 14: Vacant Housing Units that are Substandard, by Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

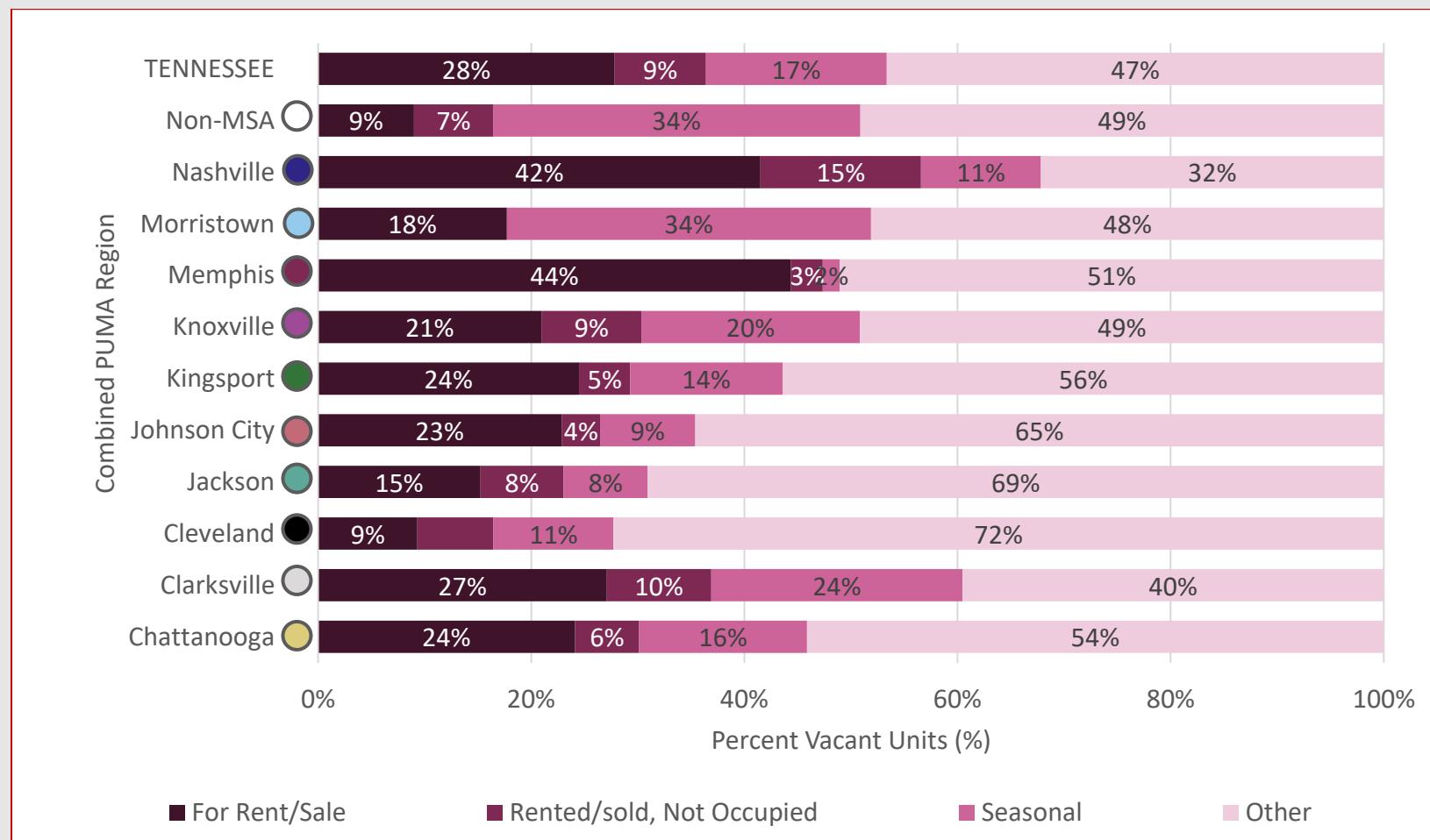
Vacancy rates are often interpreted as indicators of housing availability, but raw vacancy numbers can be misleading. A unit can be vacant for several different reasons. It can be for rent, for sale, rented/sold but not occupied, seasonal, or another reason entirely.ⁱ Only a subset of vacant units is truly available to households searching for housing. Some metros may show elevated for-rent vacancies, but these units might be priced higher than what households can afford, or they can be in poor condition.

The Jackson combined PUMA region had the lowest overall vacancy rate in the state in 2024, and the Sevierville combined PUMA region had the highest, a result of vacancy due to seasonal and vacation purposes. In Middle Tennessee, especially in the Nashville combined PUMA region, the share of units listed “for rent” or “for sale” are higher compared to the rest of the state. In 2021, the number of building permits issued for privately owned housing in the metro exceeded the peak before the great recession. These constructed units, mostly multifamily, require time to be leased up, which pushes the vacancy rate up in the metro. In addition, the transitional vacancy rate, which marks units that are rented or sold but not occupied yet, is higher in the

Nashville combined PUMA region than statewide. This is a sign of high turnover. The rate of “other vacant” is low, reflecting stronger market demand and reinvestment.

Higher vacancies in West Tennessee, especially the Memphis combined PUMA region, do not necessarily indicate usable housing supply because many units require significant rehabilitation. In East Tennessee, moderate vacancy rates are linked to seasonal and recreational use in areas with tourism and second homes and to aging stock and slow investment.

Figure 15: Reason for Vacancy among Vacant Housing Units by Combined PUMA Region, 2024

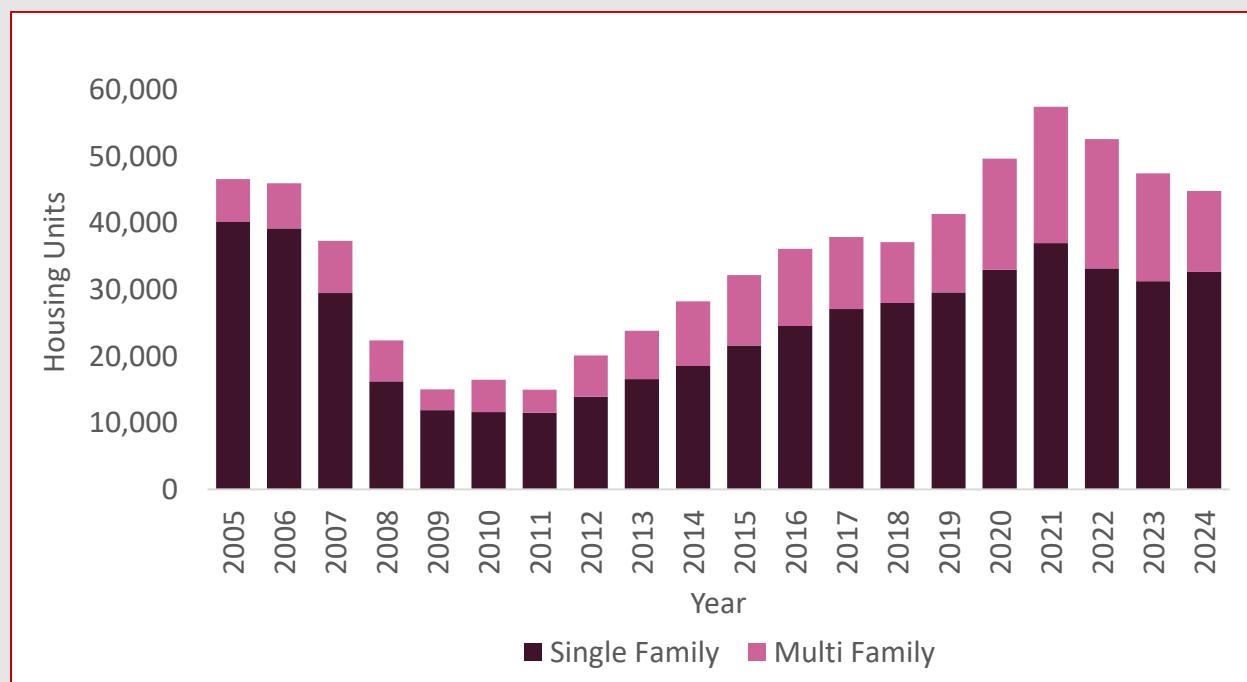


Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

After a decade of growth, Tennessee's new construction is slowing, led by a steep decline in multifamily permitting.

In Tennessee, new residential construction increased steadily for a full decade from 2011 to 2021 due largely to increased multifamily construction, e.g. buildings with two or more units. In 2021, the total number of building permits, after substantially surpassing pre-recession levels, declined for the first time in a decade. In the last three years, this decline has continued. In 2024, the total number of building permits was five percent lower than the previous year, even after a four percent increase in new permits for single family housing. Permits for multifamily housing declined by 25% in 2024, representing only 27% of total permits issued during the year, compared to 37% of the total in 2022.

Figure 16: New Private Housing Units Authorized by Building Permits in Tennessee, 2005-2024

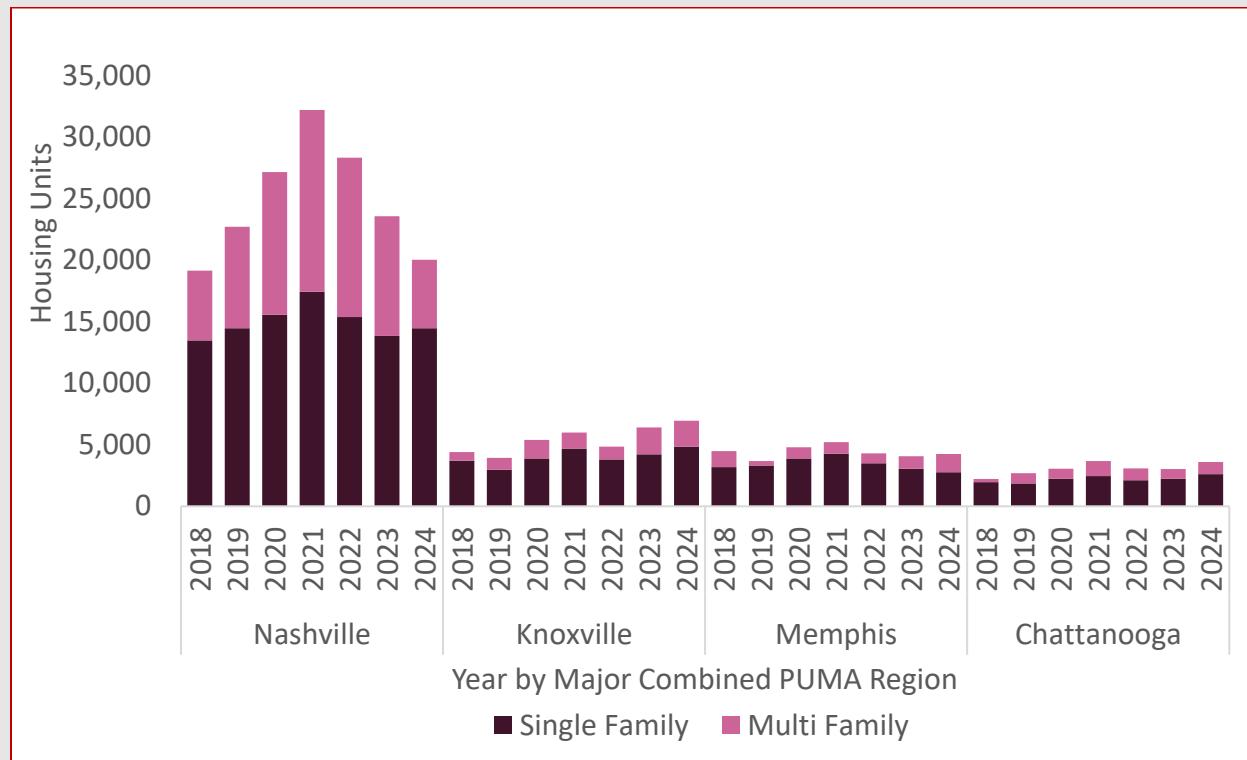


Source: Census Bureau Building Permits Survey

Similar trends were observed in major metro areas. After reaching their peak in 2021, building permits declined in subsequent years in almost all metro areas, except a few. The share of permits issued for multifamily housing was highest in the Nashville region. It was 46% in 2021 and 2022 and then declined in 2024. The Knoxville metro also had a dip in the number of building permits issued in 2022, but unlike the state and the Nashville region, building permit

issuance increased in Knoxville in subsequent years, with a nine percent increase in 2024, when the number of building permits exceeded their peak in 2021.

Figure 17: New Private Housing Units Authorized by Building Permits by Major Combined PUMA Regions, 2018-2024



Source: Census Bureau Building Permits Survey

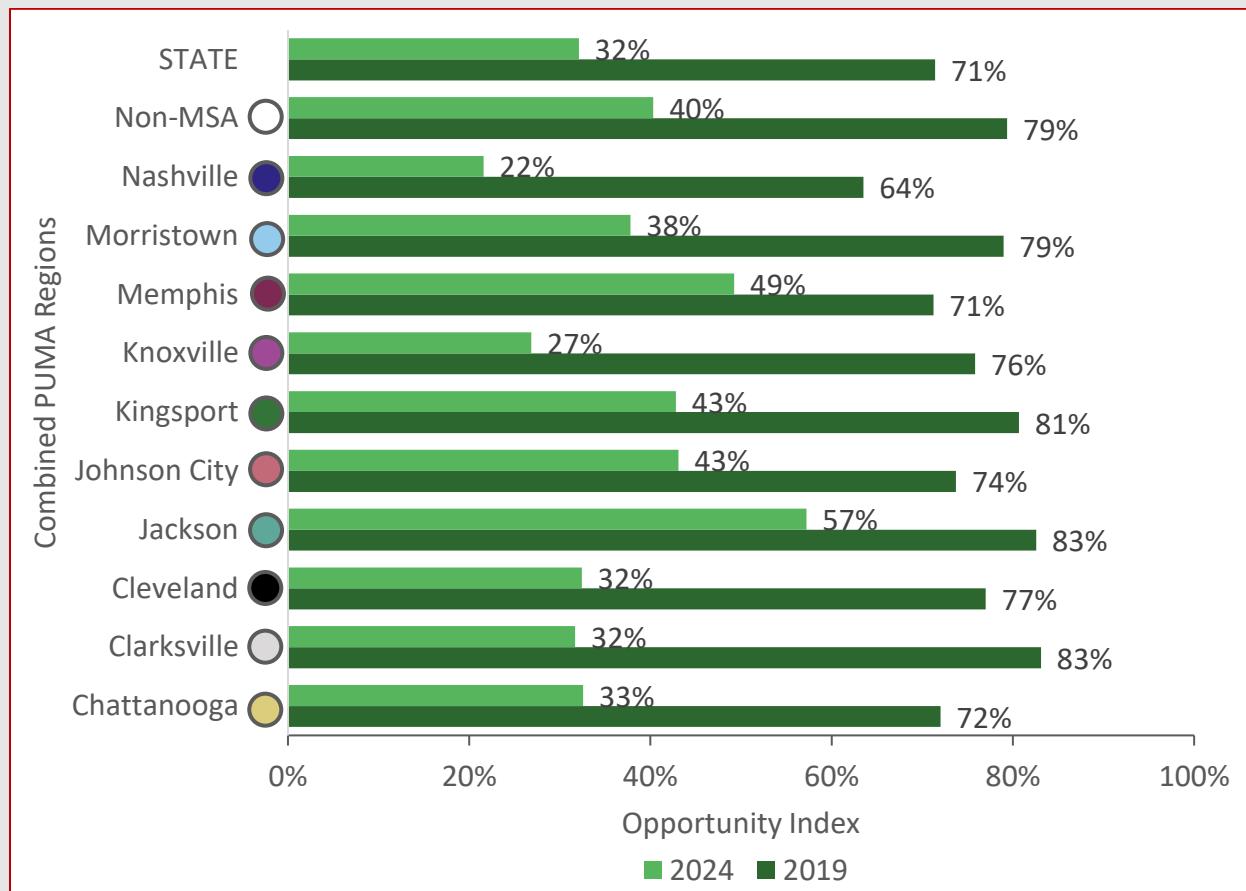
Rising home prices in many counties, and a softening rental market in major combined PUMA regions indicate mixed affordability signals.

Although home sales in Tennessee were two percent higher in 2024 than 2023, the number of homes sold in Tennessee was still substantially lower than the peak that was reached in 2021. In 47 counties, the sales volume in 2024 was lower than 2023. Davidson County experienced a seven percent decline and Hamilton County's home sales declined by five percent.

Compared to 2023, in 2024, median home prices increased in almost all counties. The most significant decline with respect to the size of the sales market was in Shelby County, where the median sales price was seven percent lower in 2024 than in 2023. In contrast, the median price of homes sold in Davidson County was seven percent higher than it was in 2023. Statewide, the median price of all homes sold was \$353,000, four percent higher than the previous year.

Increasing home prices in various parts of the state continue to undermine housing affordability. The statewide opportunity index, which measures the share of homes sold in an area over a specific time that would have been affordable to a family earning the median family income (MFI) of the area based on standard mortgage underwriting criteria, held relatively steady from 2023 to 2024, several regions experienced a decline. About one-third of the state's counties saw modest improvements in the affordability in 2024 compared to the previous year. However, these short-term gains in some parts of the state should be interpreted cautiously. They follow several consecutive years of steep deterioration. In 2019, just before the pandemic, 71% of homes purchased statewide were affordable to a household earning the median family income. By 2024, that share had fallen to 32%, less than half of the pre-pandemic level. Some markets experienced even more dramatic losses in affordability. In the Nashville metro area, the opportunity index plunged from 64% in 2019 to 22% in 2024. In the Clarksville metro area, affordability dropped from 83% to 32% over the same period, one of the sharpest declines in the state.

Figure 18: Opportunity Index by Combined PUMA Region, 2019 and 2024



Source: THDA calculations

Rental markets in major metros have demonstrated signals of softening as multifamily construction has increased in recent years.

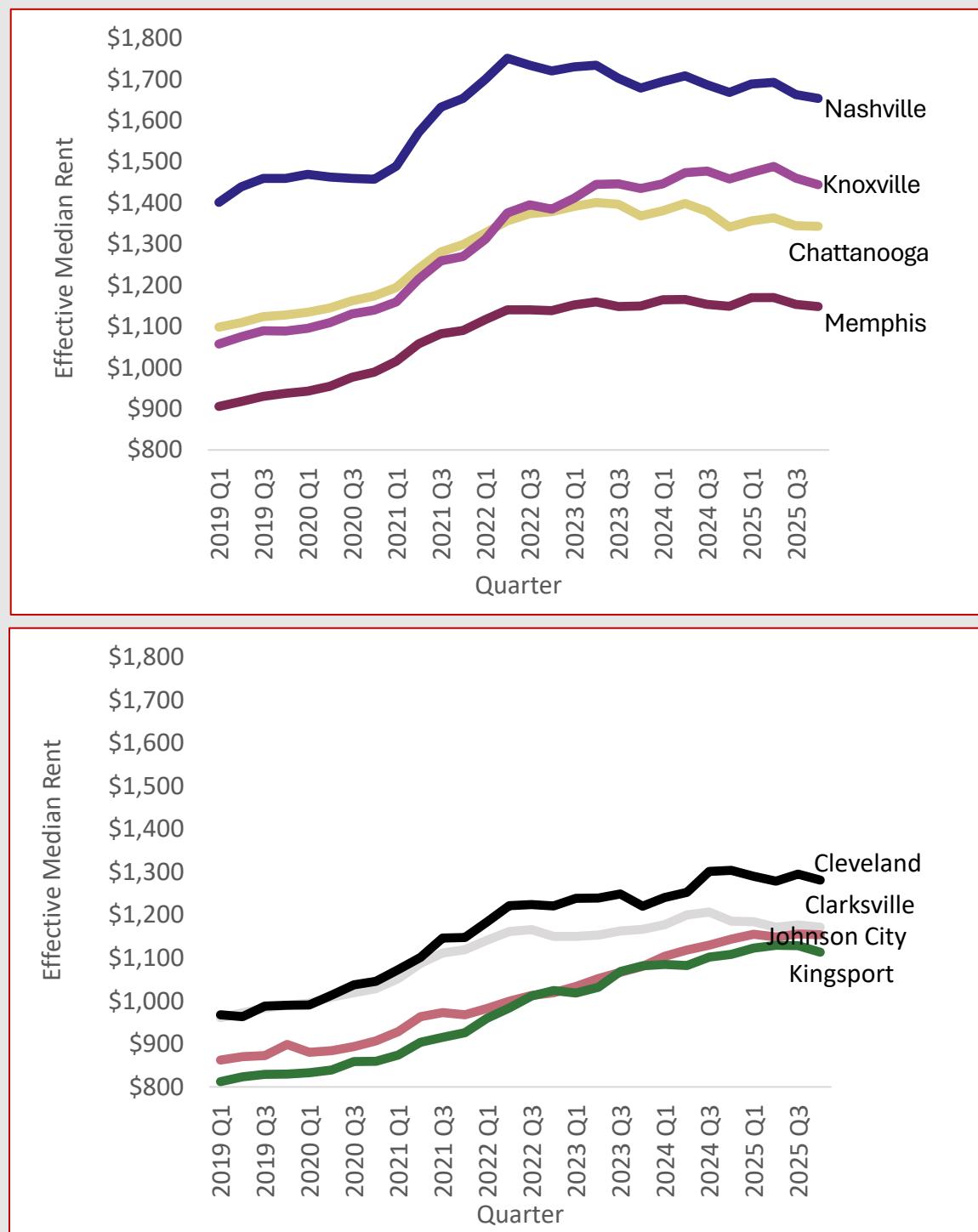
After several years of rapid rent escalation across Tennessee, rental markets began to show signs of softening in 2024-2025, particularly in major metros where a substantial amount of new multifamily construction occurred in recent years. In the last quarter of 2025, median effective rent in Nashville declined by 1.4% year-over-year, and other metros showed stabilization or modest slowing in rent growth. However, these shifts do not signal a structural easing of rental pressures for low- and moderate-income households. Instead, the state's rental markets continue to show tight availability, a limited supply of affordable units and elevated cost burdens.

Softening rents reflect recent increases in new units entering the market. The Nashville metro experienced the most notable rent moderation, driven by delivery of new multifamily units,

especially in downtown and suburban areas. However, affordable rentals remain scarce and renters under 60% of the AMI continue to experience high housing cost burdens. Rent moderation primarily benefits higher-income renters.

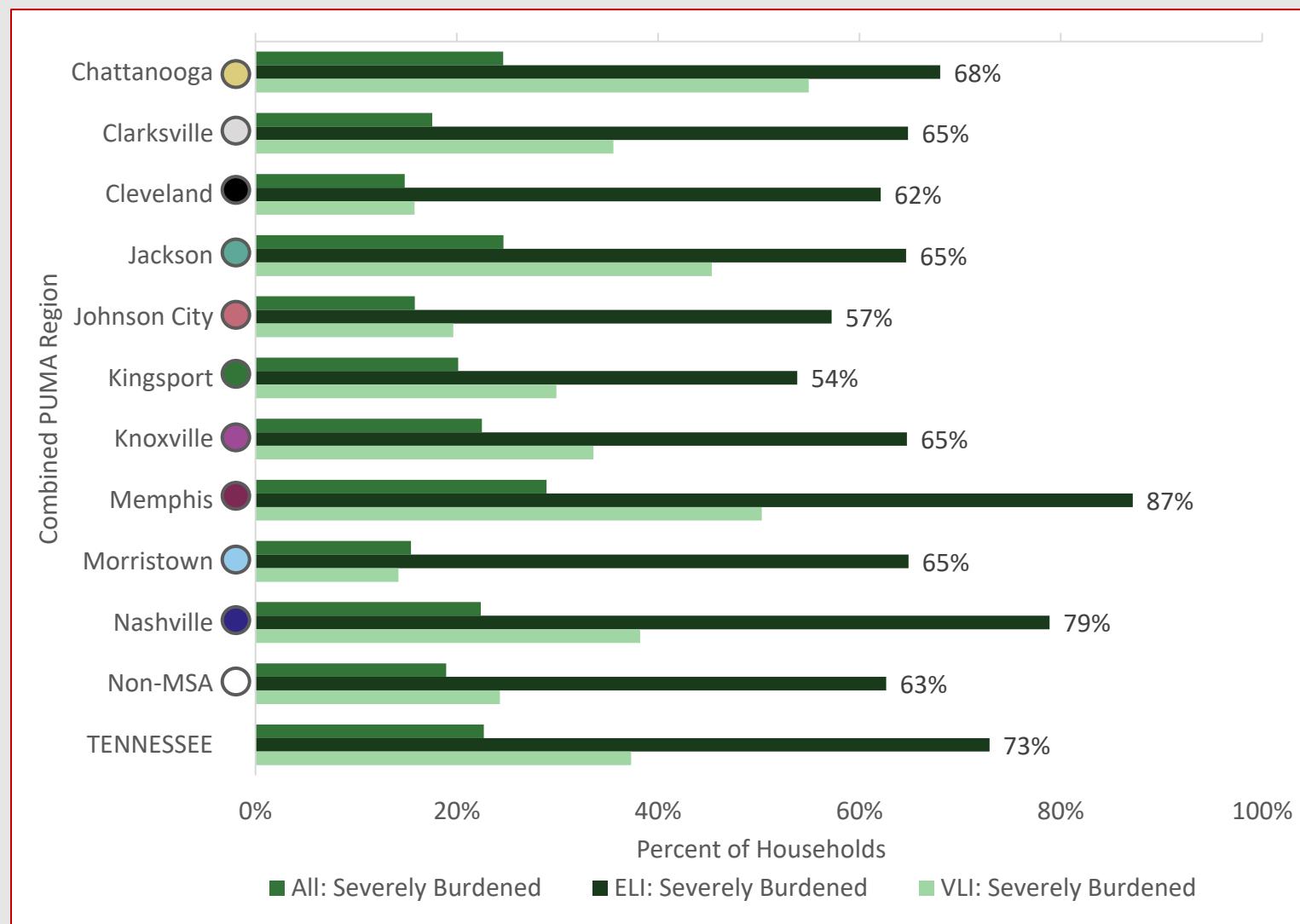
The recent rent softening in Tennessee does not indicate that rental pressures have eased for low- and moderate-income households. Declining multifamily building permits (25% in 2024) indicate fewer new units will be delivered in coming years, potentially intensifying supply constraints. As explained in Arik (2026), income growth did not keep up with gross rent and home price growth. As a result, even with slight rent declines in some markets, affordability remains a significant challenge, particularly for extremely low-, very low- and low-income rental households. In 2024, approximately one quarter of Tennessee's nearly one million rental households (22%) earned less than 30% of area median income (AMI), classifying them as extremely low income. Another 16% fell into very low-income (30-50% of AMI). Statewide, 48% of all rental households were cost burdened.ⁱⁱ Among extremely low-income renters that share surged to 90%. Even more concerning is the prevalence of severe cost burdens, households spending over half of their income on housing. In 2023, 74% of extremely low-income rental households in Tennessee were severely cost burdened. In Memphis, that figure rose to 86%, underscoring the depth of affordability challenges. Figure 20 illustrates the pronounced differences in cost burden severity across income groups, highlighting the disproportionate strain faced by the state's lowest income rental households.

Figure 19: Median Effective Rent by Combined PUMA Region, 2019-2025



Source: CoStar

Figure 20: Severe Cost Burden by AMI and Combined PUMA Region, 2024



Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

Cost burden also varies sharply by race and ethnicity.

Statewide, 19% of White rental households are severely cost burdened compared to 30% of Black rental households, a significant disparity. Overall, 23% of all rental households face severe cost burden. The gap is even more pronounced in the Memphis metro areas, which has the highest share of severely cost-burdened renters in the state. In the Memphis metro, 32% of Black rental households are severely cost burdened compared to 22% of White rental households. This divergence underscores how racial inequities intensify Tennessee's broader affordability challenges.

Appendix

Table 2: Cost Burden, Rental households by Combined PUMA Region, 2024

| Geography | All: Moderately Burdened | All: Severely Burdened | ELI: Moderately Burdened | ELI: Severely Burdened | VLI: Moderately Burdened | VLI: Severely Burdened |
|------------------|--------------------------------|------------------------------|--------------------------------|------------------------------|--------------------------------|------------------------------|
| Chattanooga | 20% | 25% | 18% | 68% | 23% | 55% |
| Clarksville | 25% | 18% | 22% | 65% | 38% | 36% |
| Cleveland | 23% | 15% | 27% | 62% | 51% | 16% |
| Jackson | 24% | 25% | 17% | 65% | 36% | 45% |
| Johnson City | 26% | 16% | 28% | 57% | 48% | 20% |
| Kingsport | 23% | 20% | 29% | 54% | 34% | 30% |
| Knoxville | 26% | 22% | 20% | 65% | 44% | 34% |
| Memphis | 26% | 29% | 8% | 87% | 34% | 50% |
| Morristown | 18% | 15% | 13% | 65% | 50% | 14% |
| Nashville | 28% | 22% | 11% | 79% | 45% | 38% |
| Non-MSA | 22% | 19% | 22% | 63% | 49% | 24% |
| TENNESSEE | 25% | 23% | 15% | 73% | 41% | 37% |

Source: THDA calculations of IPUMS USA, University of Minnesota, www.ipums.org

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ⁱ Included in this category are year-round units, which are vacant for reasons other than those mentioned: foreclosure, personal/family reasons, legal proceedings, preparing to rent/sell, held for storage of household furniture, needs repair, currently being repaired/renovated, specific use housing, extended absence, abandoned/possibly to be demolished, other write-in. See <https://www.census.gov/housing/hvs/definitions.pdf>

ⁱⁱ This measure only considers rental households who pay with cash rent. Renters without a cash rent and renters with zero or negative household income are excluded from the cost burden calculation.