



Bean Station, Tennessee.

Current market data.

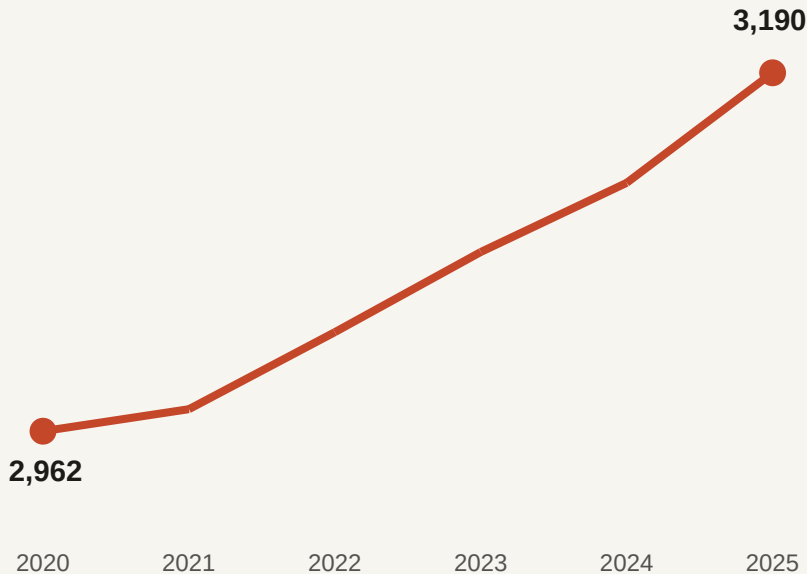
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 7.7% since 2020.

3,190

people, the 135th-largest of Tennessee's cities and towns.



THE WORKDAY

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

91.0%

of 854 jobs located in Bean Station are filled by in-commuters.



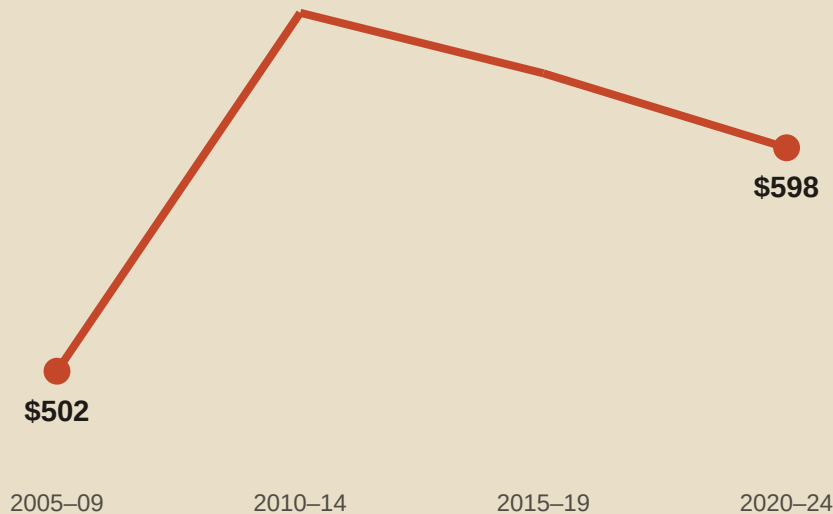
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 19%
since the 2005–2009
survey, before inflation.

\$598

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





THE SEAM

Cross one tract line and median rent jumps \$412.

A \$412 gap between neighbors, the sharpest rent edge between adjacent tracts in Grainger County.

TRACT 5004.02

\$634

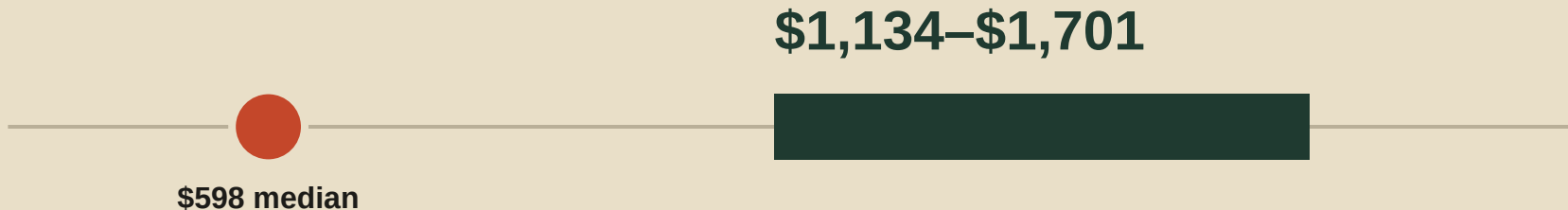
TRACT 5003.02

\$1,046



ROOM TO BUILD

Local wages can carry more rent than the median charged today.



is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

19

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

69%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.1–0.6% to the 1,431 homes here.

2–9

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



HOME VALUE

A median home costs 43% less than Tennessee's.

\$164,600

median home value in Bean Station.

Bean Station



\$164,600

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BEAN STATION'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/bean-station/**](https://almanacdata.ai/e/tn/bean-station/)

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