



Bluff City, Tennessee.

Current market data.

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

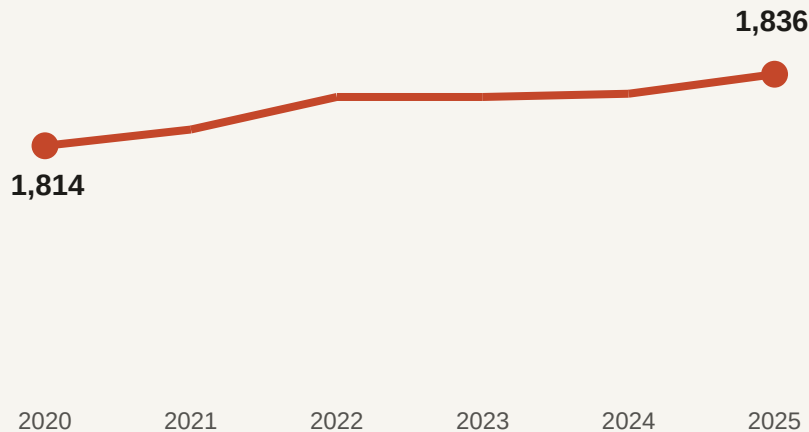


POPULATION

Growing. Up 1.2% since 2020.

1,836

people, the 186th-largest of Tennessee's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.3%

of 979 jobs located in Bluff City are filled by in-commuters.



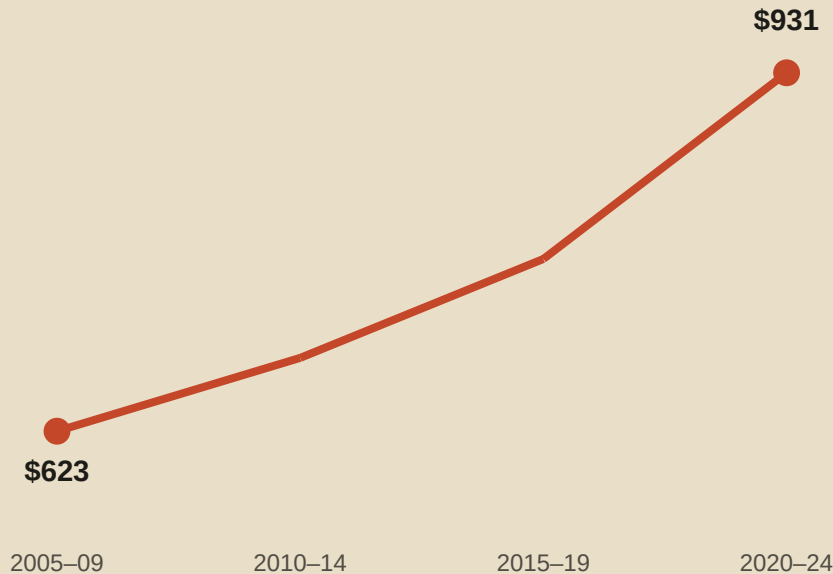
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 49%
since the 2005–2009
survey, before inflation.

\$931

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



THE SEAM

Cross one tract line and median rent doubles.

A \$809 gap between neighbors, the sharpest rent edge between adjacent tracts in Sullivan County.

TRACT 407

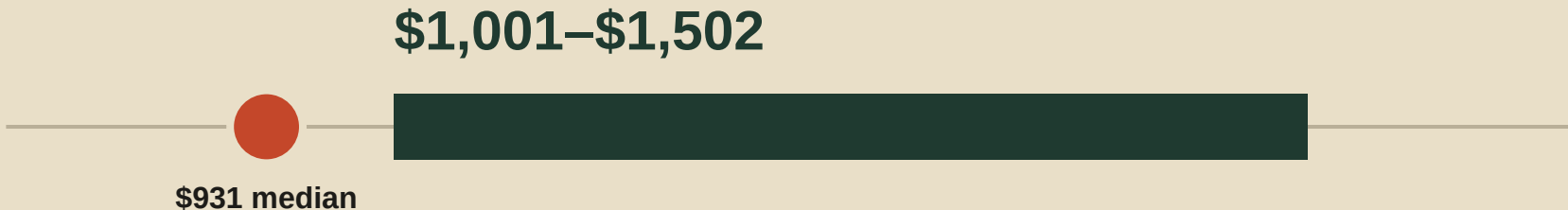
\$324

TRACT 421

\$1,133

ROOM TO BUILD

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



is the monthly rent range local workforce wages support.



BUILDING

63% of the housing here was built before 2000.

0

homes permitted, 2022–2025

63%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 899 homes here.

2–10

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



HOME VALUE

A median home costs 45% less than Tennessee's.

\$157,400

median home value in Bluff City.

Bluff City



\$157,400

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BLUFF CITY'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/bluff-city/**](https://almanacdata.ai/e/tn/bluff-city/)

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