



Bristol, Tennessee.

Current market data.

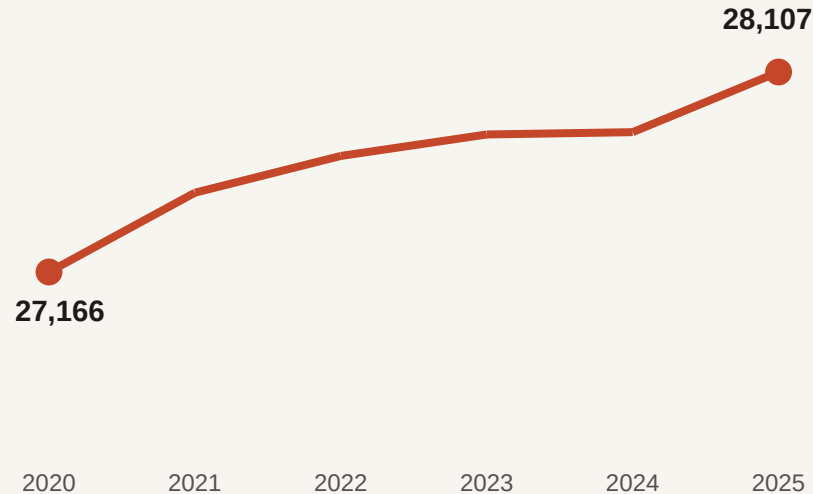
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.5% since 2020.

28,107

people, the 28th-largest of Tennessee's cities and towns.

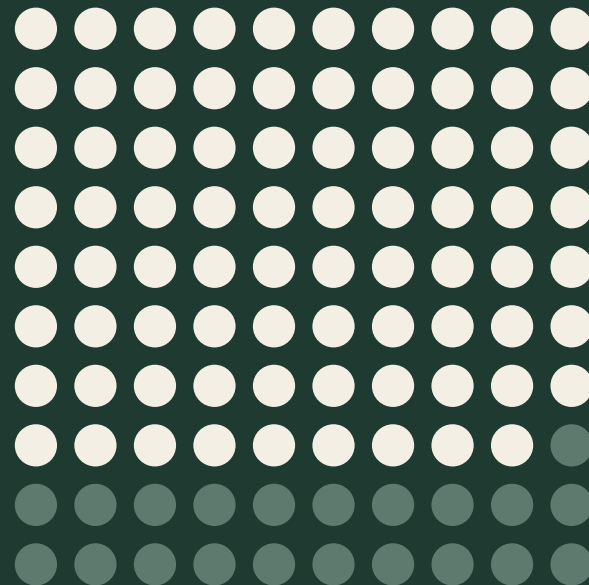


THE WORKDAY

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

79.2%

of 15,209 jobs located in Bristol are filled by in-commuters.



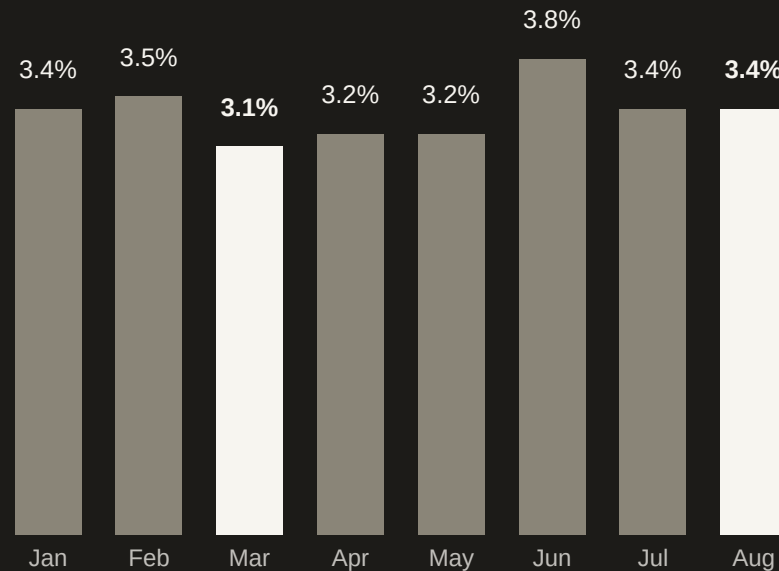
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
3.1%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.0%.

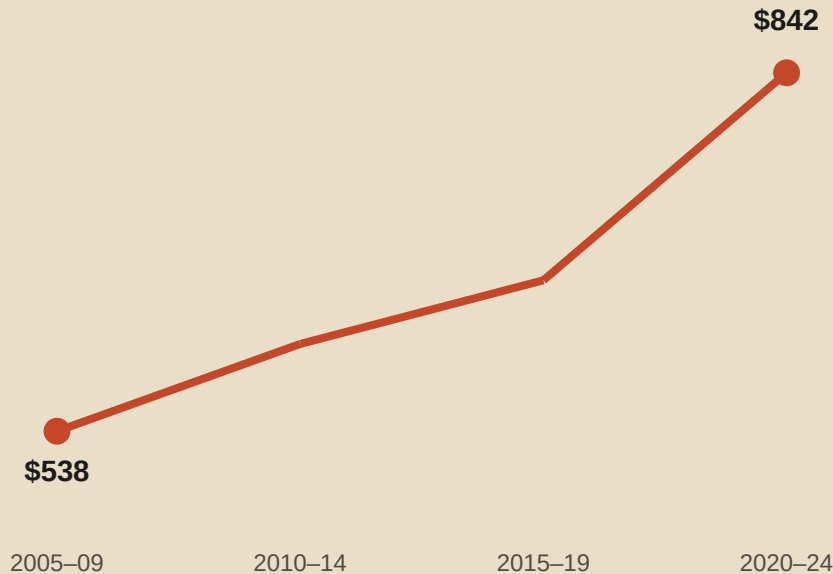


RENT

Median rent is up 57%
since the 2005–2009
survey, before inflation.

\$842

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

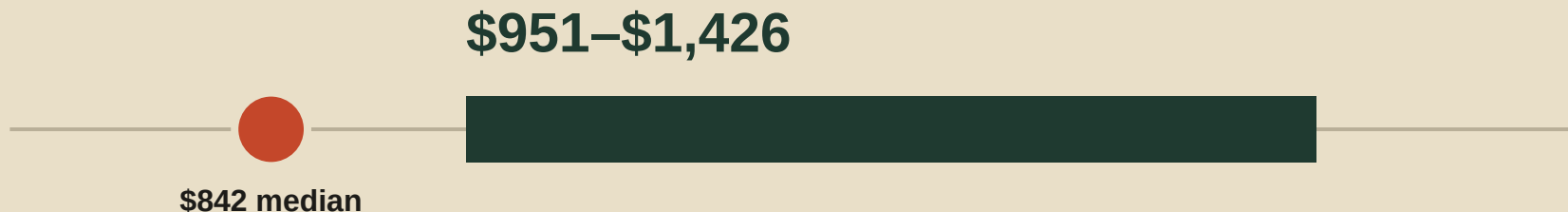
\$324

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

Most of the housing here is older than 2000.

407

homes permitted, 2022–2025

33%

of those were in multifamily
buildings

85%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.3–1.1% to the 13,263 homes here.

38–152

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



HOME VALUE

A median home costs 32% less than Tennessee's.

\$194,500

median home value in Bristol.

Bristol



Tennessee



U.S.





THAT WAS BRISTOL'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/bristol/

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