



Bulls Gap, Tennessee.

Current market data.

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

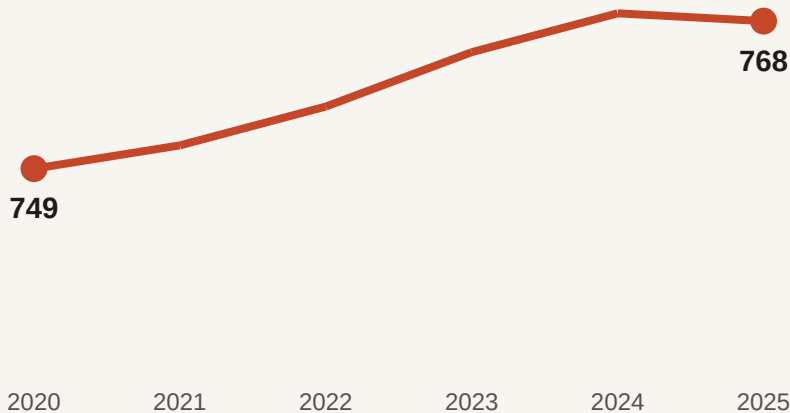


POPULATION

**Growing. Up 2.5% since
2020.**

768

people, the 259th-largest of Tennessee's cities and towns.



THE WORKDAY

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

96.9%

of 557 jobs located in Bulls Gap are filled by in-commuters.



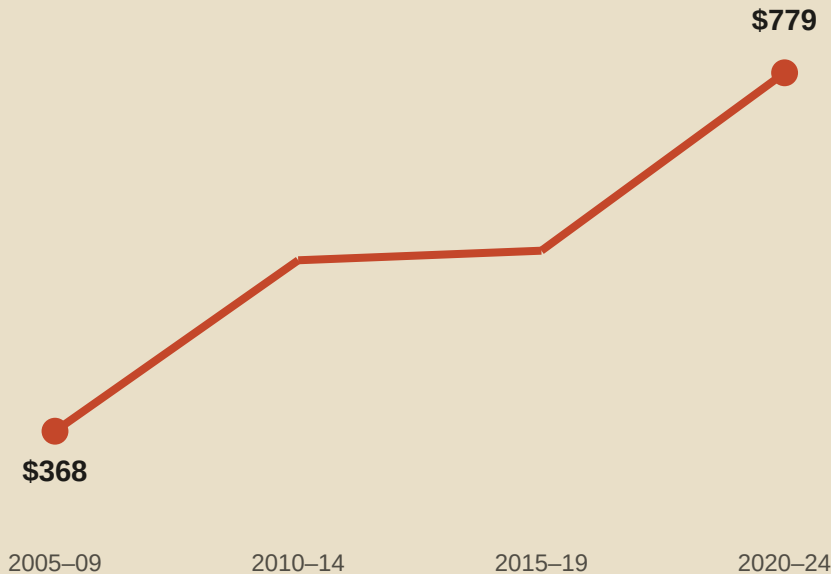
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 112%
since the 2005–2009
survey, before inflation.

\$779

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



THE SEAM

Cross one tract line and median rent doubles.

A \$889 gap between neighbors, the sharpest rent edge between adjacent tracts in Hawkins County.

TRACT 505.01

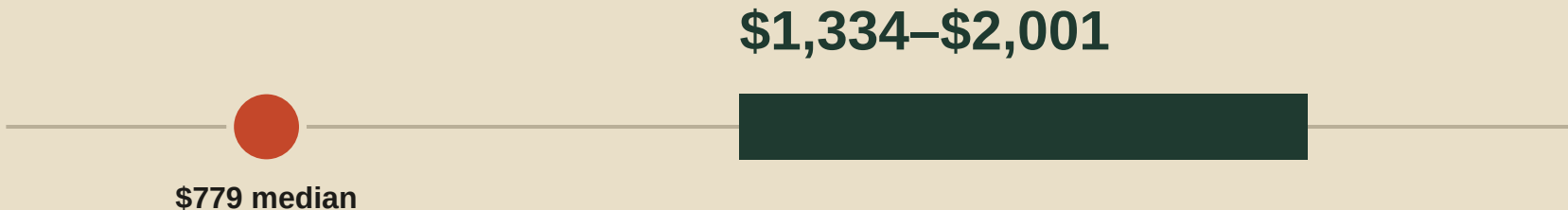
\$799

TRACT 506.02

\$1,688

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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

81%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–1.4% to the 442 homes here.

1–6

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



HOME VALUE

A median home costs 38% less than Tennessee's.

\$178,500

median home value in Bulls Gap.

Bulls Gap



\$178,500

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS BULLS GAP'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/bulls-gap/

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