



Friendsville, Tennessee.

Current market data.

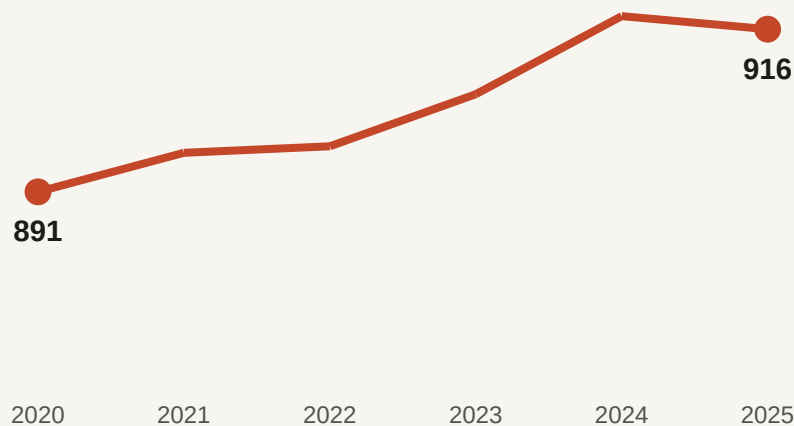
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

916

people, the 245th-largest of Tennessee's cities and towns.



THE WORKDAY

Every job here goes to
someone who lives
somewhere else.

100.0%

of 78 jobs located in Friendsville are filled by in-commuters.



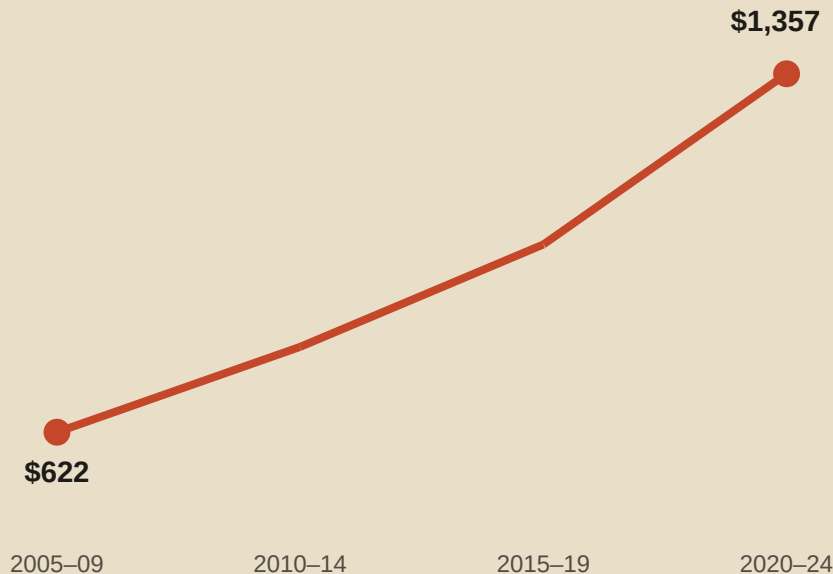
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 118%
since the 2005–2009
survey, before inflation.

\$1,357

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





THE SEAM

Cross one tract line and median rent jumps \$749.

A \$749 gap between neighbors, the sharpest rent edge between adjacent tracts in Blount County.

TRACT 116.05

\$917

TRACT 116.03

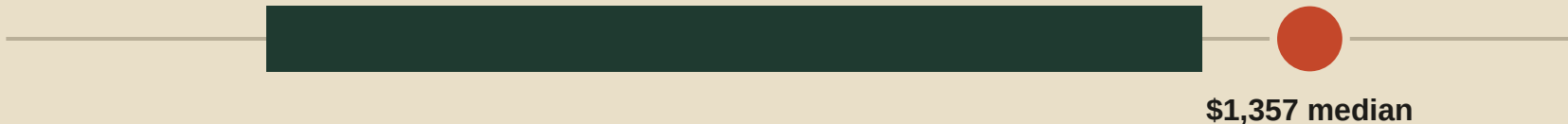
\$1,666



ROOM TO BUILD

The median rent is above what local wages can carry.

\$871–\$1,307



is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

26

homes permitted in ten years,
2016–2025

0%

of those were in multifamily
buildings

89%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2% to the 416 homes here.

1

is the estimated number of missing housing units; all three estimates agree.



HOME VALUE

A median home costs 24% less than Tennessee's.

\$217,800

median home value in Friendsville.

Friendsville



\$217,800

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS FRIENDSVILLE'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/friendsville/

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