



Johnson City, Tennessee.

Current market data.

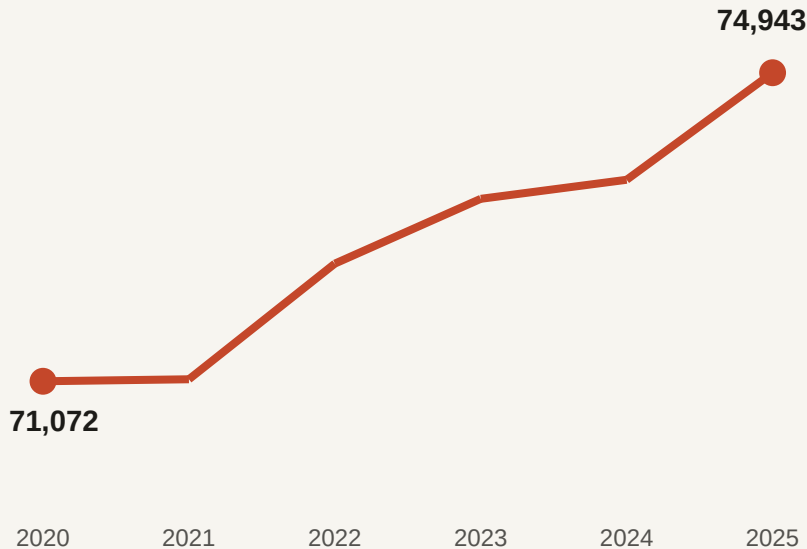
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 5.4% since 2020.

74,943

people, the 8th-largest of Tennessee's cities and towns.



THE WORKDAY

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

76.6%

of 53,546 jobs located in Johnson City are filled by
in-commuters.



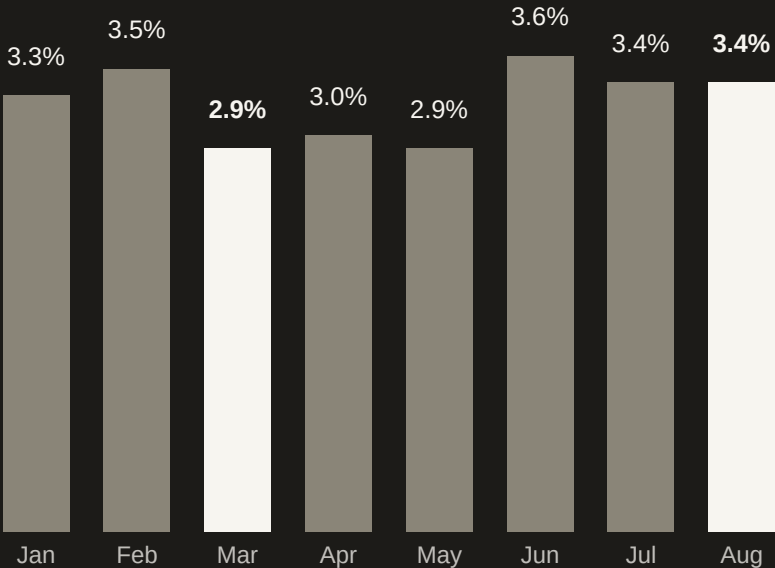
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in March:
2.9%.

3.4%

in August 2026, the latest month released. A year earlier it was 3.4%.



Source: BLS Local Area Unemployment Statistics, 2026-08

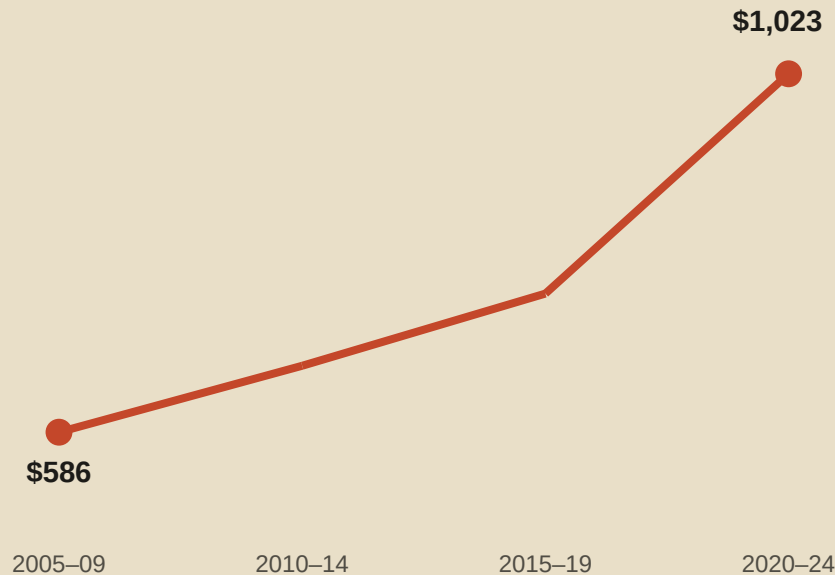


RENT

Median rent is up 75%
since the 2005–2009
survey, before inflation.

\$1,023

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





THE SEAM

Cross one tract line and median rent jumps \$689.

A \$689 gap between neighbors, the sharpest rent edge between adjacent tracts in Washington County.

TRACT 601

\$834

TRACT 604.01

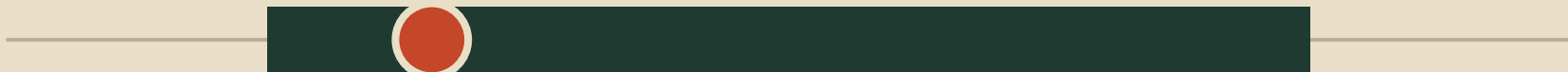
\$1,523



ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$948–\$1,422



\$1,023 median

is the monthly rent range local workforce wages support.



BUILDING

73% of the housing here was built before 2000.

3,278

homes permitted in ten years,
2016–2025

39%

of those were in multifamily
buildings

73%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.5–1.6% to the 33,360 homes here.

151–535

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



HOME VALUE

A median home costs 6% less than Tennessee's.

\$268,200

median home value in Johnson City.

Johnson City



\$268,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS JOHNSON 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/johnson-city/

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