



# Maynardville, Tennessee.

Current market data.

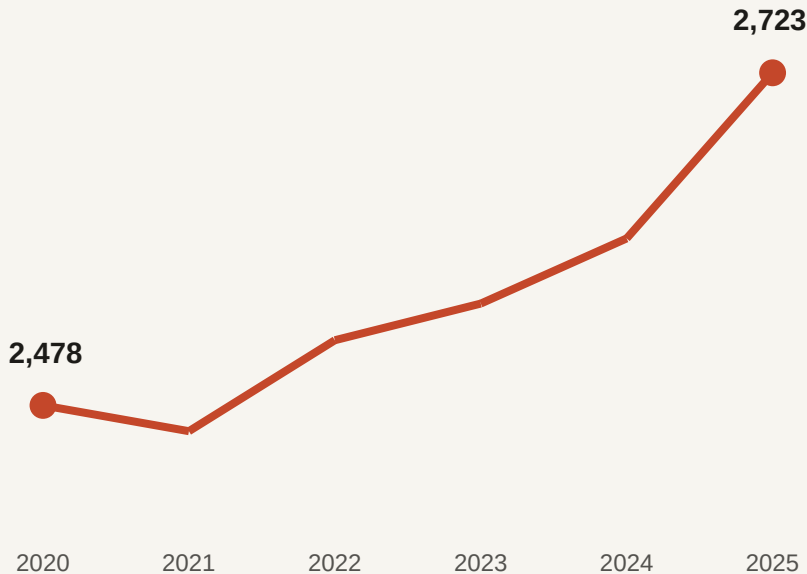
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 9.9% since 2020.

2,723

people, the 145th-largest of Tennessee's cities and towns.



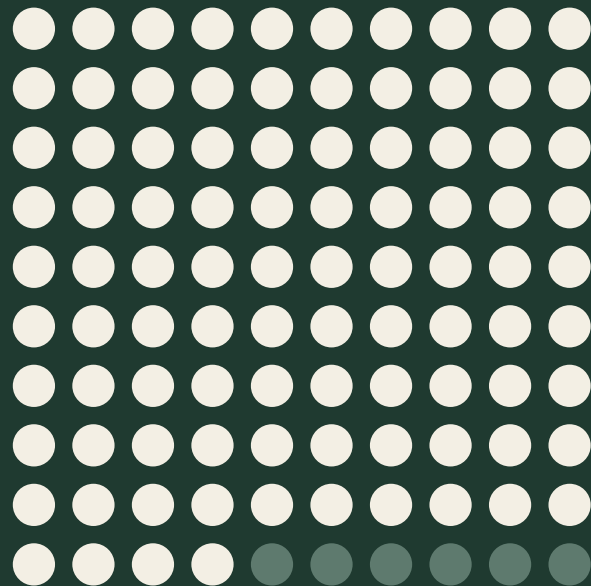
## THE WORKDAY

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

94.1%

of 1,704 jobs located in Maynardville are filled by in-commuters.

Source: Census LEHD LODES, 2023



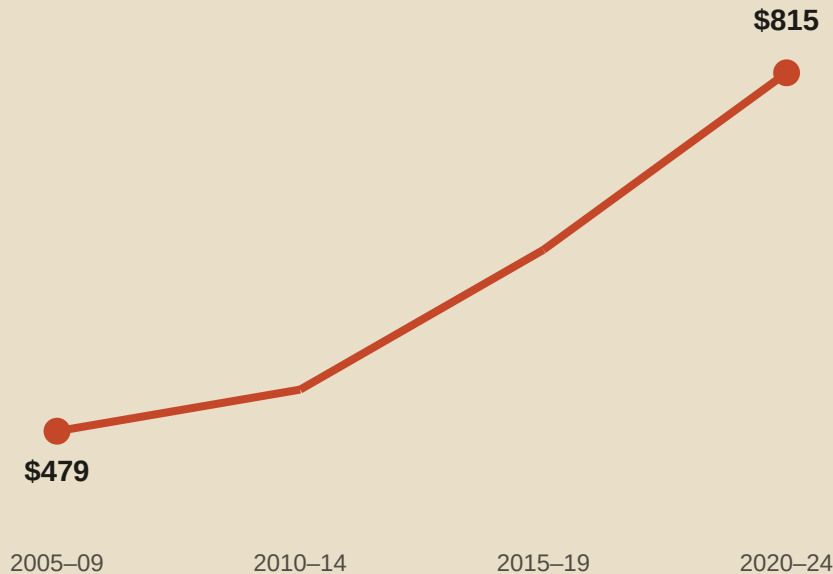
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 70%  
since the 2005–2009  
survey, before inflation.

**\$815**

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





## THE SEAM

# Cross one tract line and median rent jumps \$132.

A \$132 gap between neighbors, the sharpest rent edge between adjacent tracts in Union County.

TRACT 402.01

**\$787**

TRACT 402.02

**\$919**



## ROOM TO BUILD

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



is the monthly rent range local workforce wages support.

BUILDING

**62% of the housing here was built before 2000.**

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**169**

homes permitted in ten years,  
2016–2025

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**0%**

of those were in multifamily  
buildings

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**62%**

of all homes were built before 2000

## UNITS NEEDED

**Closing the gap would add 0.3–1.4% to the 1,184 homes here.**

**3–17**

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



## HOME VALUE

A median home costs 28%  
less than Tennessee's.

**\$205,400**

median home value in Maynardville.

Maynardville



\$205,400

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS MAYNARDVILLE'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/maynardville/](https://almanacdata.ai/e/tn/maynardville/)

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