



Surgoinsville, Tennessee.

Current market data.

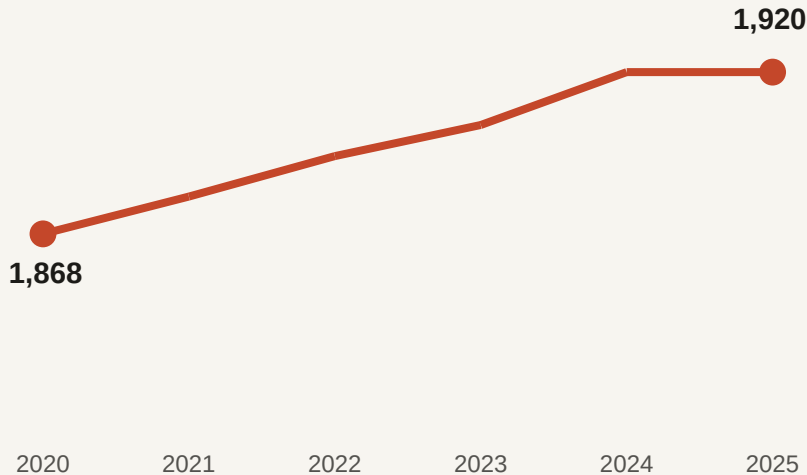
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 2.8% since 2020.

1,920

people, the 178th-largest of Tennessee's cities and towns.

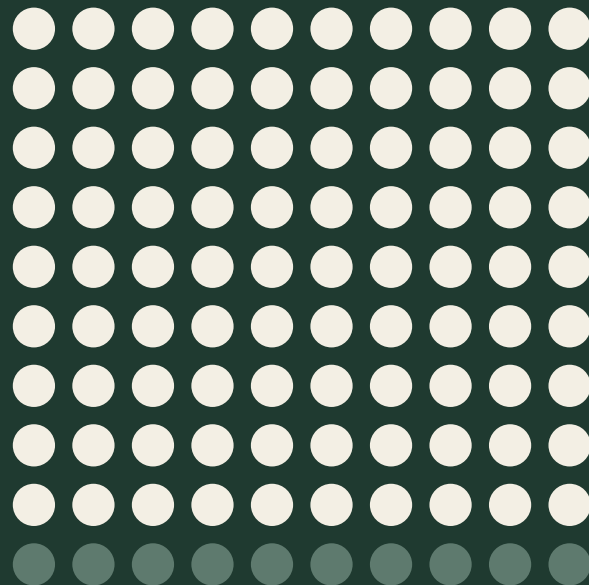


THE WORKDAY

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

90.3%

of 175 jobs located in Surgoinsville are filled by in-commuters.



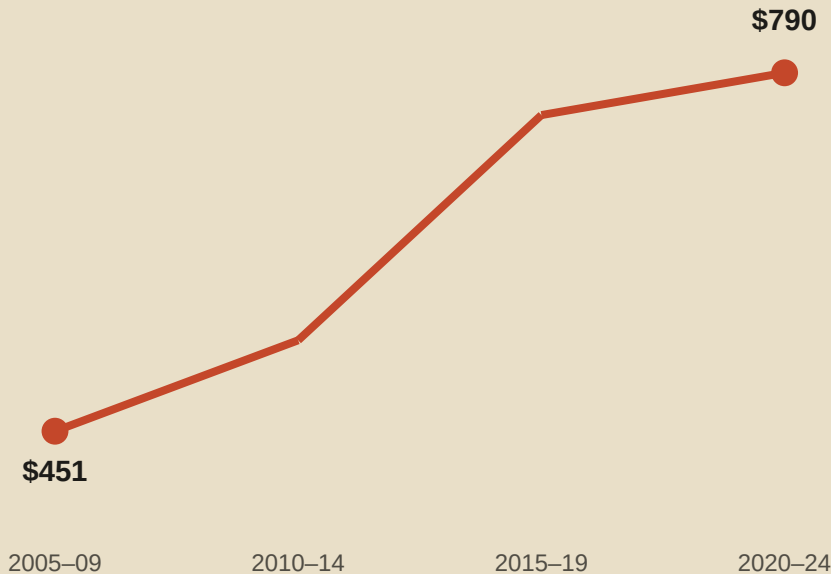
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

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

\$790

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

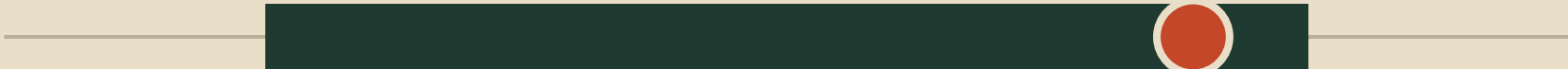
TRACT 506.02

\$1,688

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$547–\$820



\$790 median

is the monthly rent range local workforce wages support.

BUILDING

Most of the housing here is older than 2000.

10

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 0.1–0.2% to the 852 homes here.

1–2

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



HOME VALUE

A median home costs 34% less than Tennessee's.

\$189,100

median home value in Surgoinsville.

Surgoinsville



\$189,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS SURGOINSVILLE'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/surgoinville/

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