



Unicoi, Tennessee.

Current market data.

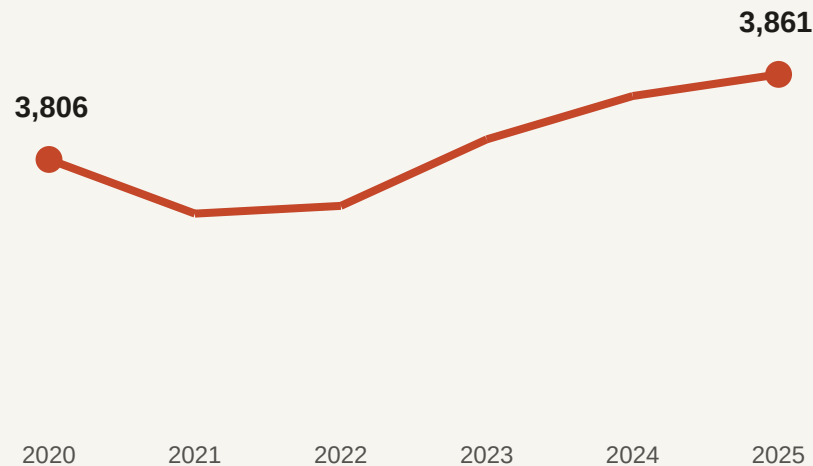
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 1.4% since 2020.

3,861

people, the 124th-largest of Tennessee's cities and towns.



THE WORKDAY

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

88.5%

of 706 jobs located in Unicoi are filled by in-commuters.



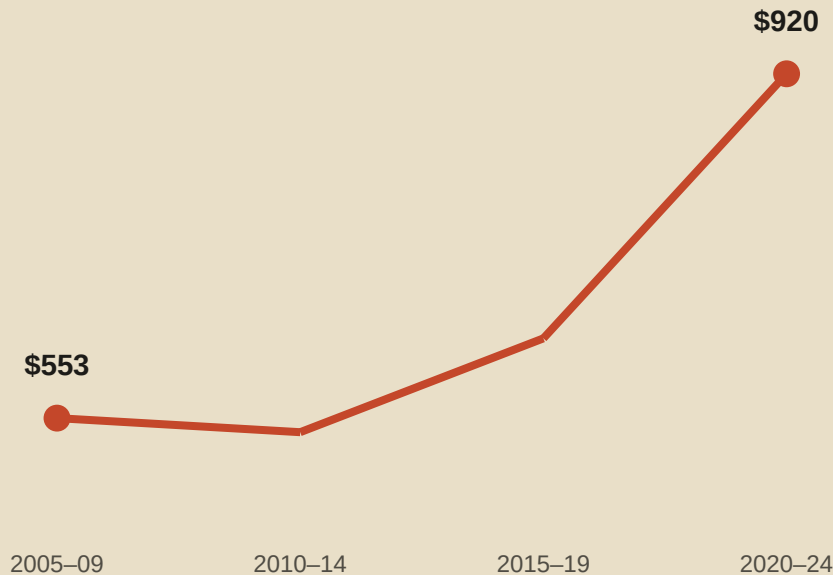
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

**Median rent is up 66%
since the 2005–2009
survey, before inflation.**

\$920

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





THE SEAM

Cross one tract line and median rent jumps \$191.

A \$191 gap between neighbors, the sharpest rent edge between adjacent tracts in Unicoi County.

TRACT 804

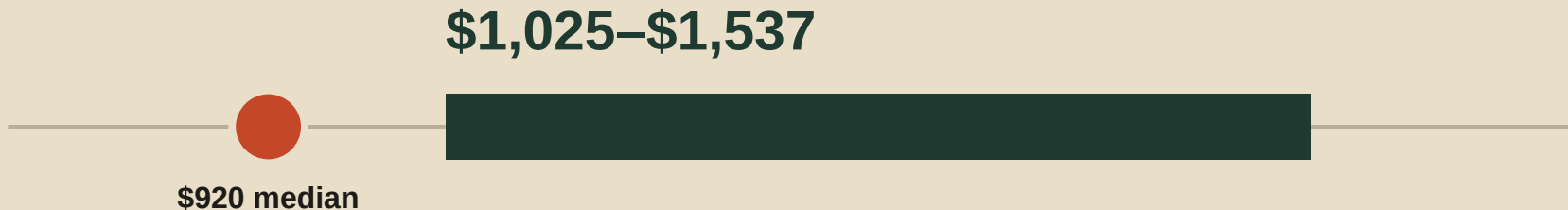
\$629

TRACT 802

\$820

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.

38

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

84%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.2–0.4% to the 1,932 homes here.

4–7

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



HOME VALUE

A median home costs 15% less than Tennessee's.

\$244,300

median home value in Unicoi.

Unicoi



\$244,300

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS UNICOI'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/unicoi/

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