



Watauga, Tennessee.

Current market data.

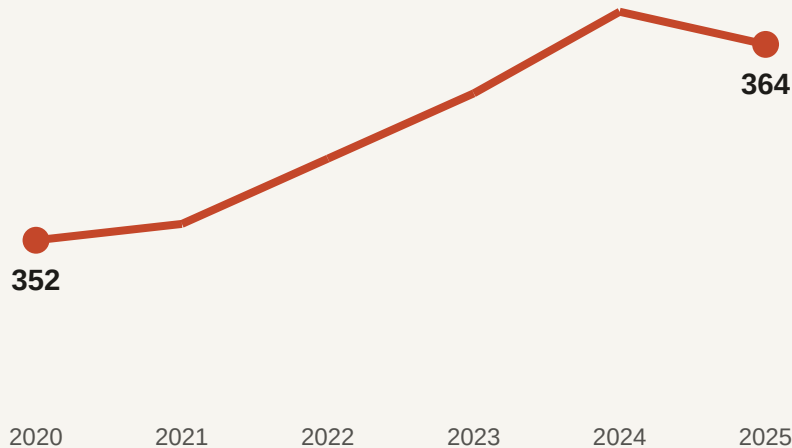
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 3.4% since 2020.

364

people, the 308th-largest of Tennessee's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

98.0%

of 49 jobs located in Watauga are filled by in-commuters.



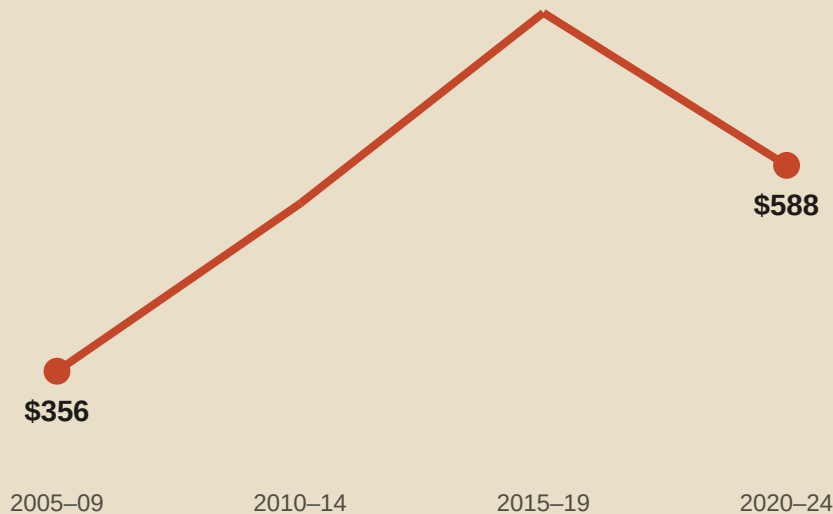
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 65%
since the 2005–2009
survey, before inflation.

\$588

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





THE SEAM

Cross one tract line and median rent jumps \$325.

A \$325 gap between neighbors, the sharpest rent edge between adjacent tracts in Carter County.

TRACT 701

\$587

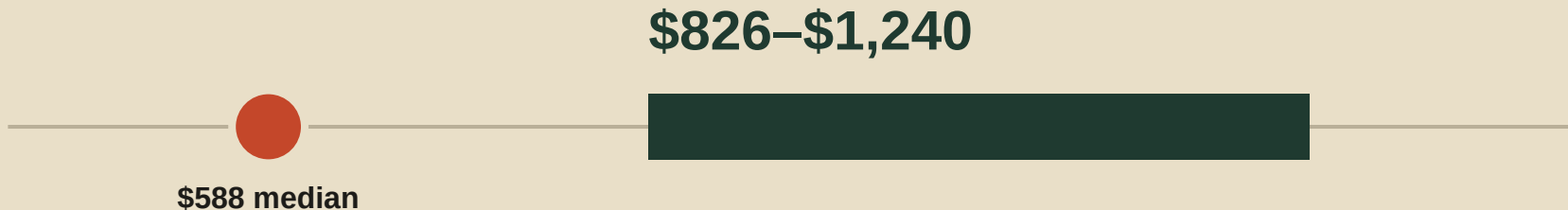
TRACT 702

\$912



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.

3

homes permitted, 2022–2025

0%

of those were in multifamily
buildings

88%

of all homes were built before 2000



UNITS NEEDED

None of three estimates finds a housing shortfall here.

0

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



HOME VALUE

A median home costs 45% less than Tennessee's.

\$156,900

median home value in Watauga.

Watauga



\$156,900

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS WATAUGA'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/watauga/

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