ZIP 37604, Johnson City, Tennessee.

Current market data.

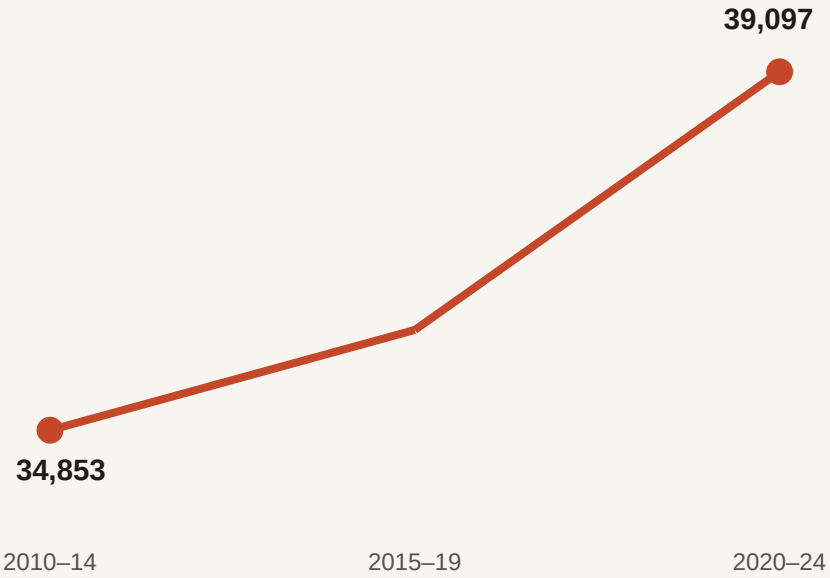
8 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

39,097 people call ZIP 37604 home.

39,097

people.



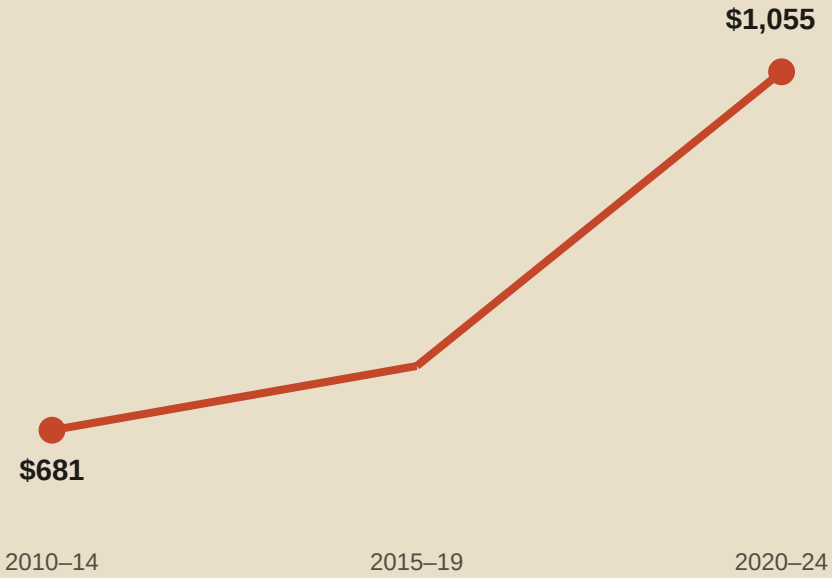
Source: Census ACS 5-year, 2020-2024

RENT

Median rent is up 55% since the 2010–2014 survey, before inflation.

$1,055

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



Source: Census ACS 5-year, 2020-2024

ROOM TO BUILD

The median rent sits inside what local wages can carry.

is the monthly rent range local workforce wages support.

Source: Computed by the Almanac, 2023; Census ACS 5-year, 2020-2024

BUILDING

Most of the housing here is older than 2000.

78%

of all homes were built before 2000

Source: Census ACS 5-year, 2020-2024

UNITS NEEDED

Closing the gap would add 0.4–1.4% to the 19,596 homes here.

81–276

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

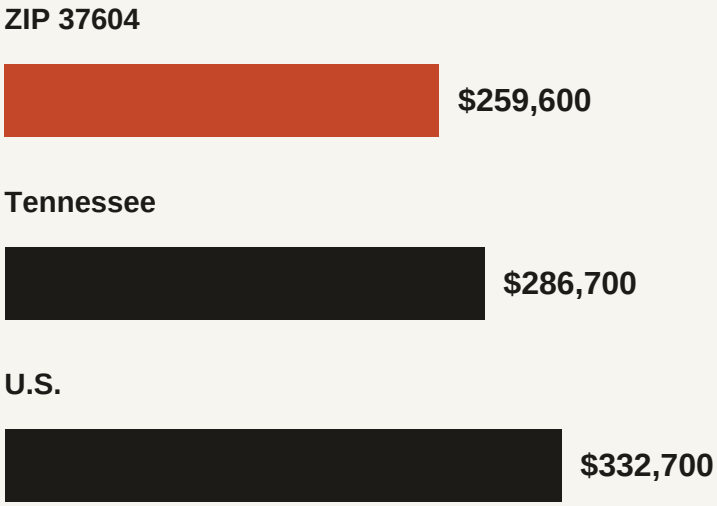
Source: Computed by the Almanac, 2023

HOME VALUE

A median home costs 9% less than Tennessee's.

$259,600

median home value in ZIP 37604.



Source: Census ACS 5-year, 2020-2024

THAT WAS ZIP 37604'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/zip/37604/**