



ZIP 37686, Johnson City, Tennessee.

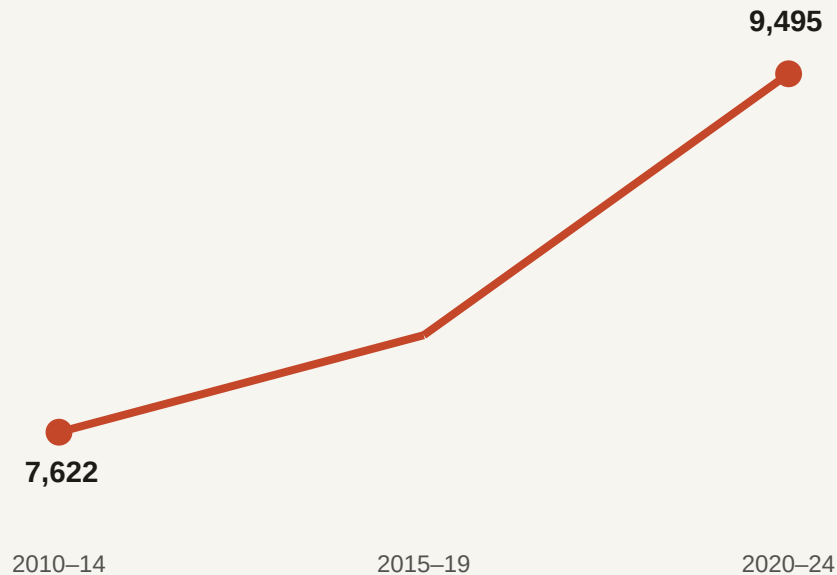
Current market data.

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

POPULATION

**9,495 people call ZIP
37686 home.**

9,495
people.



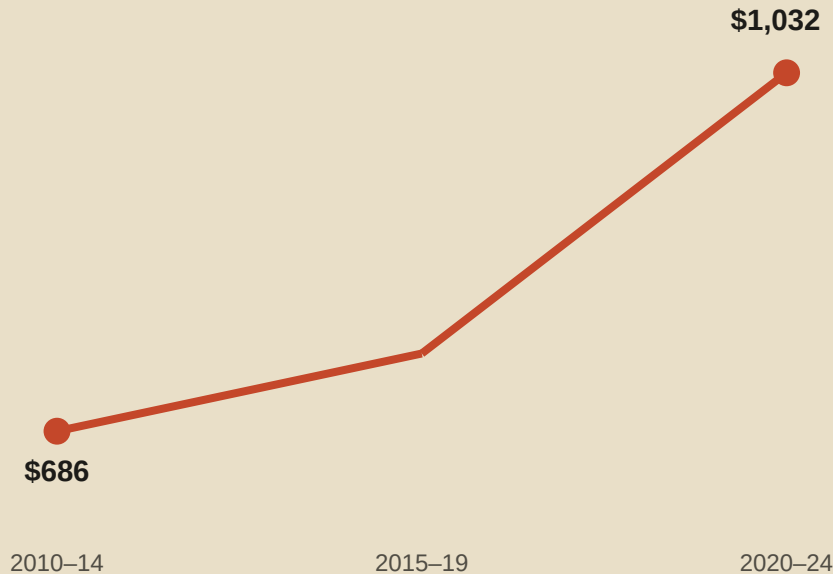


RENT

Median rent is up 50%
since the 2010–2014
survey, before inflation.

\$1,032

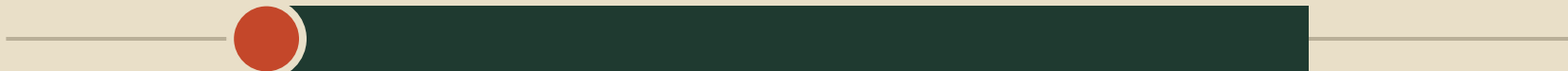
a month. Tennessee's median is \$1,189.



ROOM TO BUILD

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

\$1,040–\$1,560



\$1,032 median

is the monthly rent range local workforce wages support.



BUILDING

55% of the housing here was built before 2000.

55%

of all homes were built before 2000



UNITS NEEDED

Closing the gap would add 0.2–1.1% to the 3,943 homes here.

9–43

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



HOME VALUE

A median home costs 23% more than Tennessee's.

\$352,200

median home value in ZIP 37686.

ZIP 37686



\$352,200

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ZIP 37686'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/37686/**](https://almanacdata.ai/e/zip/37686/)

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