

Johnson City 37601

ZIP code · TN · Tennessee > Carter County > Johnson City

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-8.0%

1-YR CHANGE

601

SALES (12 MO)

\$272K

MEDIAN VALUE (AVM)

Market temperature

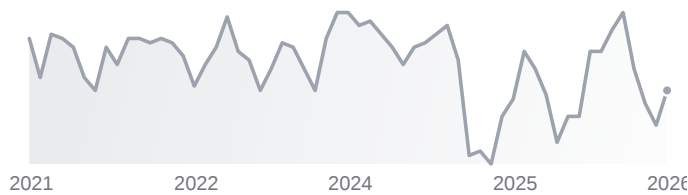
Balanced market · 52 / 100



MARKET TRENDS (5 YEARS)

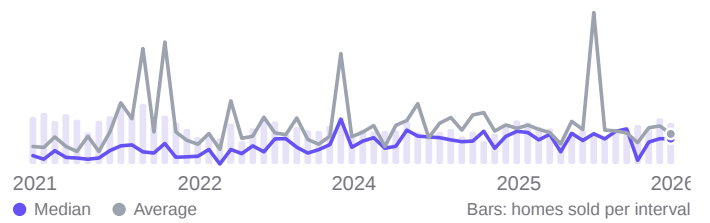
Market temperature (0–100)

52 / 100



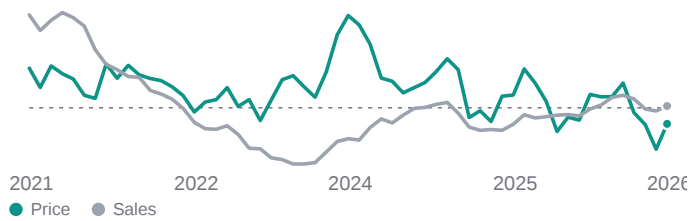
Sale prices

Median \$250K · Average \$269K



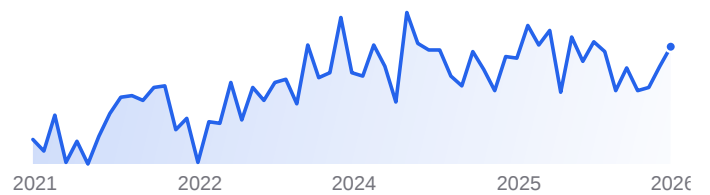
Growth (year over year)

Price -8.0% · Sales +0.8%



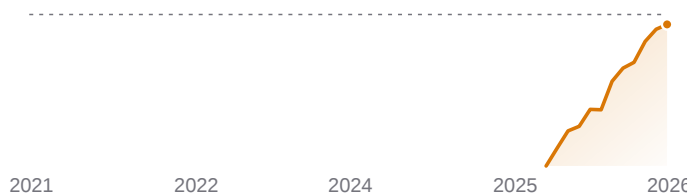
Price per square foot

\$185/ft²



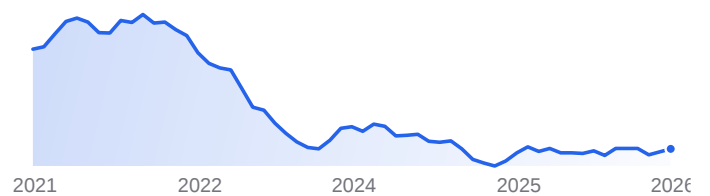
Sale premium vs estimated value

-0.4%



Annual turnover (share of homes sold)

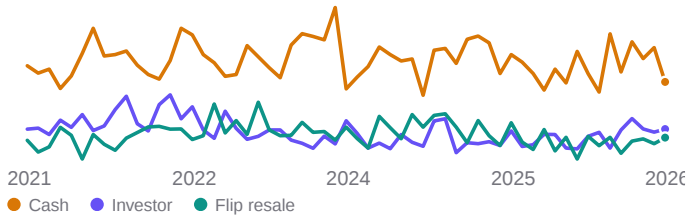
4.5%



BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 11% · Flip resale 8.2%



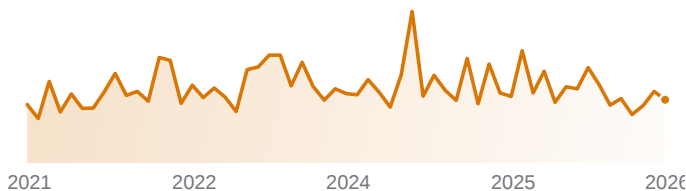
Sellers who sold at a gain

93%

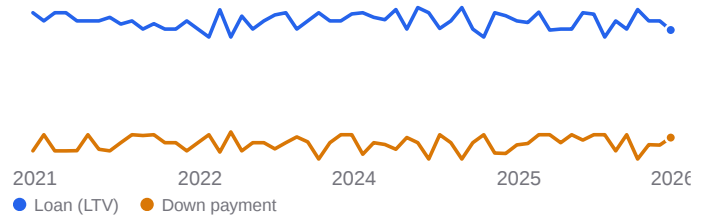


Median annualized return at resale

+5.9%

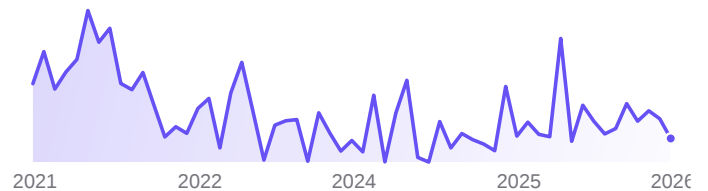


Financing (share of purchase price) Loan (LTV) 84% · Down payment 18%



Typical hold before selling

4.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	13,316
Median value (AVM)	\$272K
Median size	1,376 ft²
Median year built	1974
Single family	77%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	13%
Median loan-to-value	34%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	37,951
Density	800 / mi²
Median household income	\$53K
Average household income	\$72K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	111
Homes occupied	92%
Bachelor's or higher	20%
Poverty rate	20.5%
Unemployment	1.0%
Average temp	56°F
Annual precip	45 in
Sunshine	53%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.