

Johnson City 37604

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

BALANCED MARKET

\$289K

MEDIAN SALE PRICE

-9.8%

1-YR CHANGE

603

SALES (12 MO)

\$302K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



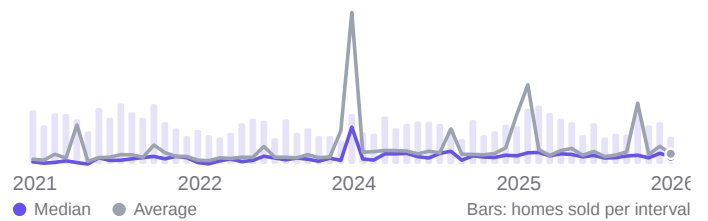
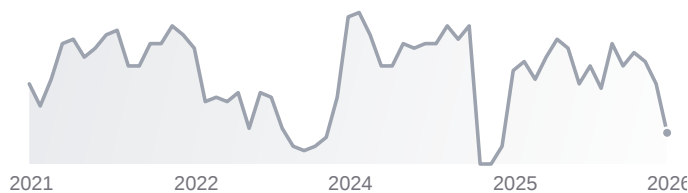
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$278K · Average \$321K

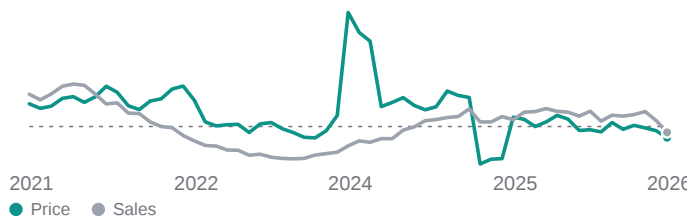


Growth (year over year)

Price -9.8% · Sales -5.2%

Price per square foot

\$200/ft²

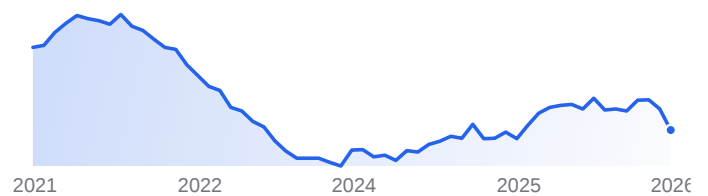
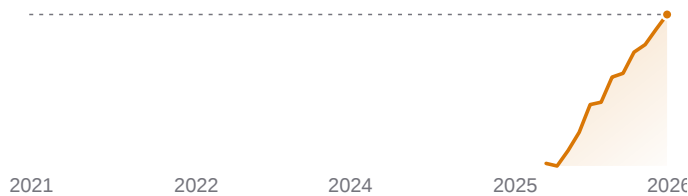


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

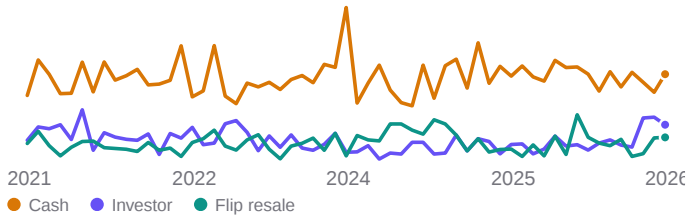
4.5%



BUYERS & OUTCOMES

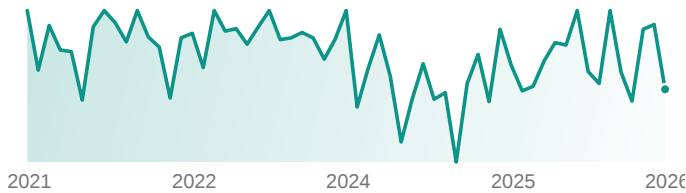
Buyer mix

Cash 39% · Investor 17% · Flip resale 11%



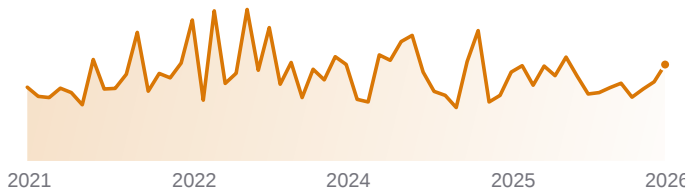
Sellers who sold at a gain

88%

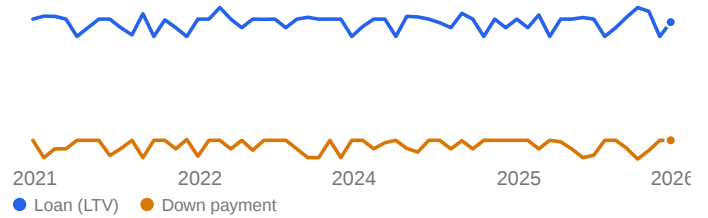


Median annualized return at resale

+7.8%

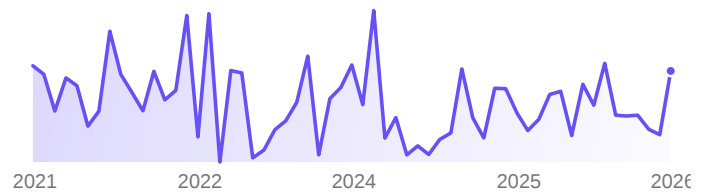


Financing (share of purchase price) Loan (LTV) 88% · Down payment 20%



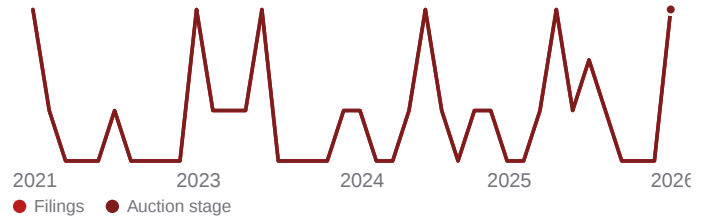
Typical hold before selling

9.4 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	13,262
Median value (AVM)	\$302K
Median size	1,444 ft²
Median year built	1974
Single family	81%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.0%
Owner occupied	72%
Company owned	16%
Median loan-to-value	32%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	42,894
Density	1,234 / mi²
Median household income	\$53K
Average household income	\$72K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	116
Homes occupied	93%
Bachelor's or higher	21%
Poverty rate	20.0%
Unemployment	1.0%
Average temp	55°F
Annual precip	47 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.