

Ligerio & Co.

JOHNSON CITY

TENNESSEE

Johnson City Relocation Guide



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Property Executives



Why So Many People Are Moving to Johnson City

Johnson City is where mountain views meet modern convenience. It is part of the Tri-Cities region of Northeast Tennessee and offers small-town friendliness with the amenities of a larger city. Families, retirees, and remote workers from all over the country are making it home.

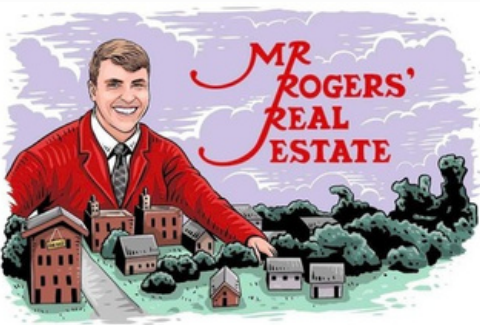
The cost of living is roughly 10–15% below the national average, with median home prices around \$290,000. That makes Johnson City one of the most affordable and livable cities in the South. You will find a wide range of homes from historic neighborhoods near downtown to new builds in Boones Creek and Gray.

The city is home to East Tennessee State University (ETSU) and a growing healthcare network through Ballad Health. Both provide strong job opportunities and add to the sense of community. Outdoor lovers have plenty to do at Boone Lake, Buffalo Mountain Park, and Founders Park, which host year-round events.

Tennessee has no state income tax and low property taxes, and the people here are known for being friendly and genuine. Johnson City was also recently ranked one of the most desirable places to move in the U.S. by MoveBuddha in 2024.



■ “You get the mountain life and Southern hospitality without giving up the conveniences that make daily life easy.”



Top Neighborhoods in Johnson City

North Johnson City

Close to shopping, dining, and the medical district. Homes average \$350K–\$450K and include both newer subdivisions and established streets.

Boones Creek

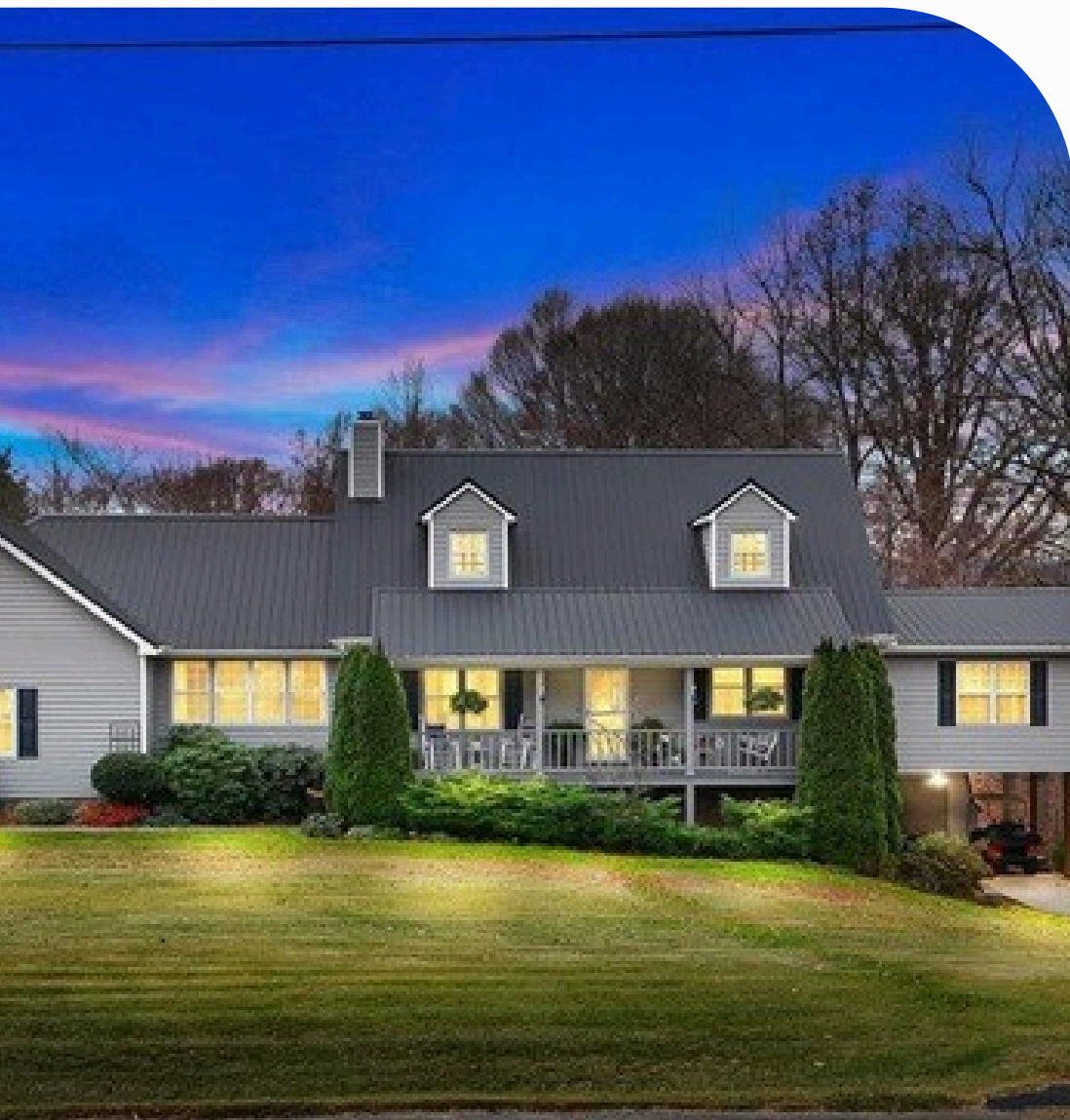
One of the fastest-growing areas thanks to its access to both Johnson City and Gray. Expect \$300K–\$400K homes with larger yards and newer construction.

Tree Streets District

Historic charm near ETSU and downtown. Craftsman and brick homes, many restored with modern updates, start around \$250K depending on condition and location.

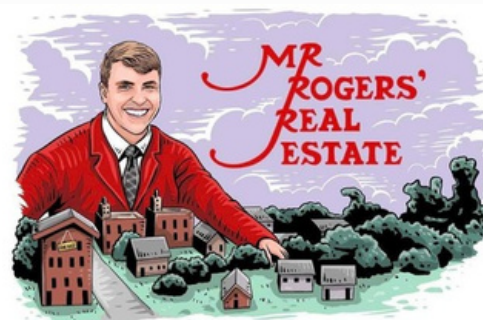
Gray & Jonesborough

Outside the city limits, offering more land and privacy. Average home prices range from \$280K–\$380K with larger lots and garages.



Quick Market Overview (2025):

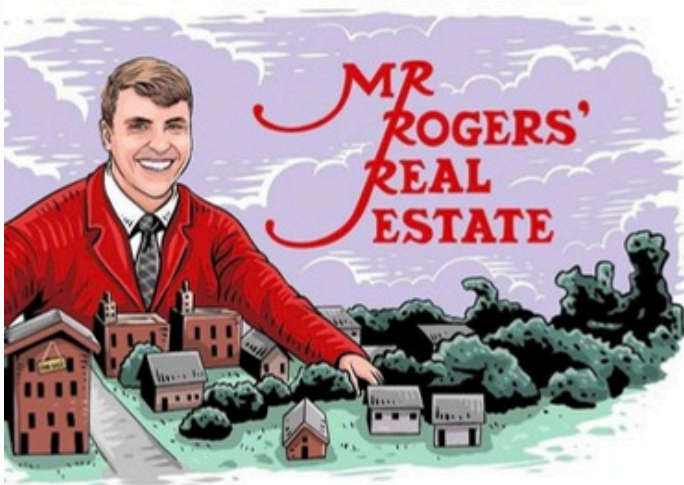
- Median Sale Price: \$292,000
- Average Days on Market: 38
- Market Type: Balanced to Slightly Competitive
- Financing Breakdown: Conventional 54%, FHA 22%, VA 14%





Your Johnson City Relocation Checklist

- ✓ Confirm city vs. county utilities: water, sewer, trash pickup, and internet options.
- ✓ Check whether your property is inside or outside city limits since it affects taxes and services.
- ✓ Review property tax rates:
 - Washington County: ~\$2.15 per \$100 assessed value
 - Johnson City portion: ~\$1.73 per \$100 assessed value
- ✓ Hire local inspectors familiar with clay soil, crawlspaces, and radon testing.
- ✓ Budget for lawn and exterior maintenance. Mowing, weed control, and seasonal care can run \$150–\$300 per month.
- ✓ Test your commute during real drive times, especially along State of Franklin, Boones Creek, and North Roan.
- ✓ Review school zones and HOA rules before you close.
- ✓ Research neighborhood resale trends. Staying close to amenities helps maintain long-term value.



Moving to Johnson City is one of the best decisions you can make. The area continues to grow, and the lifestyle here truly sells itself. Whether you want a quiet cul-de-sac, a downtown bungalow, or a new construction home, planning ahead will help you make the most of your move.

What's stopping you??
& How can I help?



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