

Knoxville Home Values Soar: Is Growth Sustainable?

East Tennessee's housing market shows continued strength amidst national shifts.

Swipe for insights →

THE DATA

7.2%

YOY Home Price Growth

The Knoxville MSA experienced significant appreciation in home values.

The latest House Price Index data reveals a robust 7.2% year-over-year appreciation in home values within the Knoxville Metropolitan Statistical Area for Q2 2026. This growth reflects persistent demand and resilient local economic conditions, positioning Knoxville favorably in the regional housing landscape.



Source: Federal Housing Finance Agency (FHFA) · Published August 11, 2026

01

Demand Continues to Outpace Available Supply

Despite broader economic shifts, buyer demand in Knoxville remains strong, particularly for single-family residences. New construction, while active, has not yet fully closed the gap with consistent population influx, creating persistent upward pressure on prices in key neighborhoods.



02

Strong Economic Diversity Fuels Market Resilience

Knoxville's diverse economic base, spanning advanced manufacturing, healthcare, and education sectors, provides a stable foundation for its housing market. This broad economic strength helps mitigate vulnerabilities seen in less diversified markets, supporting sustained home value growth.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

Diane Hart Alexander, MBA, MHA

Designated Broker, ALEX.RealEstate
Chair & CEO, ALEX

+1 713.591.9902 · diane@alex.realestate

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy