

Is Knoxville's Housing Market Changing?

A new behavioral trend emerges from recent data

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THE DATA

$413,000

Median Home Price

Knoxville’s median home price rose 3.8% year-over-year in Q2 2026.

This increase reflects a shift from the rapid appreciation seen in prior years. The Atlanta Fed's latest regional housing report shows that Knoxville’s market is stabilizing after an intense period of price growth, with buyers now more focused on value and location than speculative gains.



Source: Atlanta Fed · Published August 27, 2026

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Buyer Sentiment Shifts Toward Stability

Knoxville’s buyers are increasingly prioritizing long-term investment potential over short-term gains. The Federal Reserve’s data suggests this trend is tied to a broader shift in regional economic confidence, particularly as tech and healthcare sectors expand in East Tennessee.



02

Supply Constraints Drive Strategic Demand

Despite the slowing price growth, inventory levels remain tight. The University of Tennessee Boyd Center's latest analysis shows a significant portion of buyers are moving into older neighborhoods and previously overlooked suburbs, signaling a reallocation of demand within the region.

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