

Top 10 U.S. In-Migration Growth — ALEX Intelligence 2026

Knoxville's In-Migration Surge: Top 10 in the U.S.

Ranked #10 in U.S. for household inflows — ALEX Intelligence 2026

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THE DATA

21.3%

Five-Vintage Change in Households Moving In (2023)

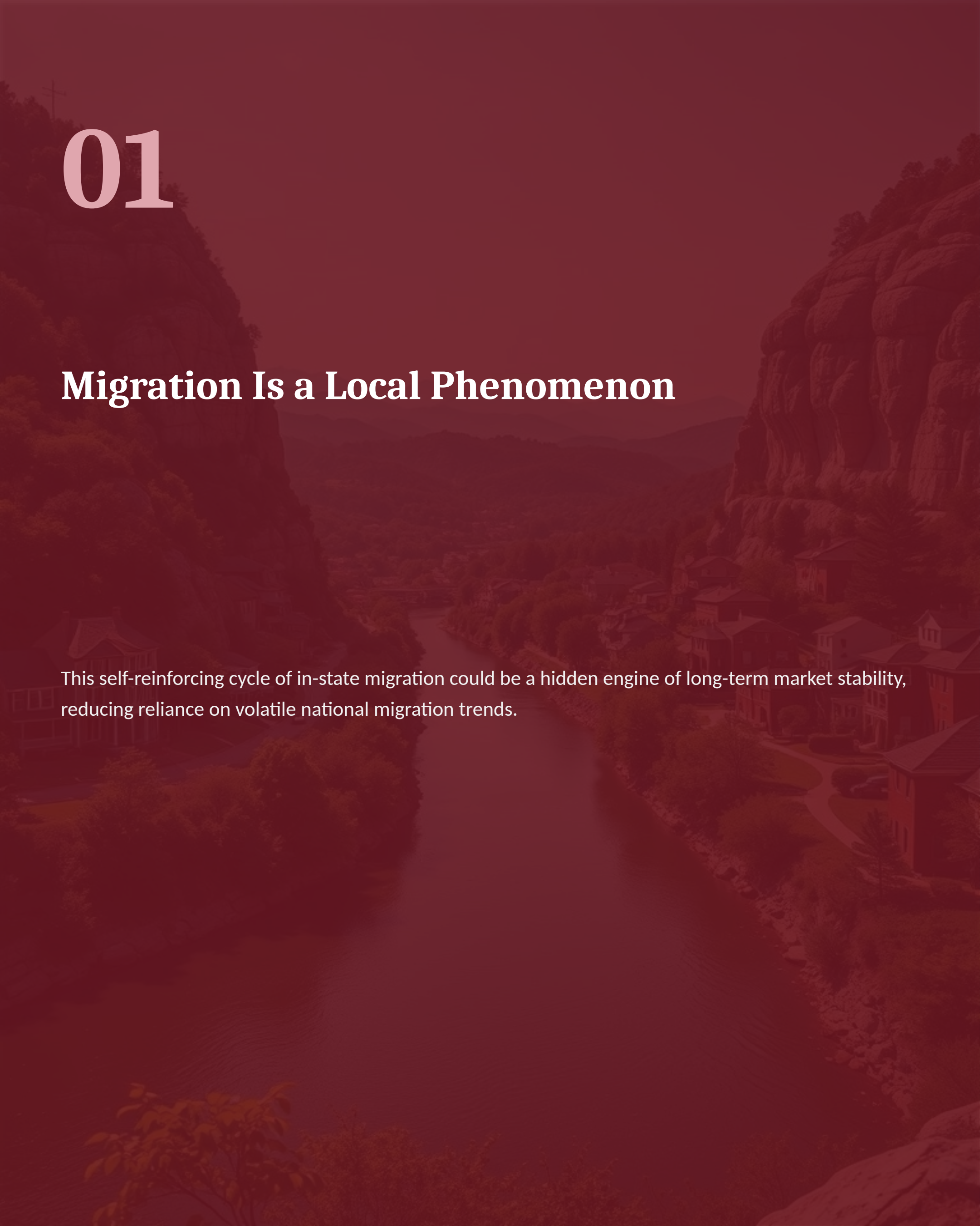
Knoxville's in-migration growth over five vintages is the highest in the nation outside of Arizona and California.

This 21.3% increase in households moving into the Knoxville market between 2017-18 and 2022-23 reflects a sustained, structural shift in population dynamics. It is not a one-off spike, but a consistent inflow from across Tennessee and neighboring states. The data reveals that internal state migration — particularly from Scott and Shelby Counties — is a dominant force, not just national relocation.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2017-18 and 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-10-knoxville-mig-trend-in-long>





01

Migration Is a Local Phenomenon

This self-reinforcing cycle of in-state migration could be a hidden engine of long-term market stability, reducing reliance on volatile national migration trends.



02

The State Is the Market

For real estate strategy, this means targeting investment in infrastructure, workforce housing, and service delivery within the Knox County core and its immediate hinterlands — not just in high-profile suburbs.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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