

1.76x Rent Spread Across Knox Market Counties — ALEX Intelligence 2026

1.76x Rent Spread in Knoxville's Counties

Knox County rents 76% higher than Campbell County — a divide within the metro

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THE DATA

1.76x

Ratio of Highest to Lowest County Median Rent in the Market (2024)

The gap between Knox County's \$1,261 median rent and Campbell County's \$716 reveals deep intra-metro inequality.

This 1.76x disparity is not a regional anomaly—it reflects a structural divergence in economic access and housing supply across East Tennessee. While Knox County's urban core attracts high-income professionals, the surrounding counties remain underpriced, underinvested, and underserved by infrastructure. This gap may be widening due to selective development patterns that favor the central county.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-17-knoxville-within-county-gross-rent>



01

Affordability is not a citywide issue

The market is not just about price—it's about access. The most pressing real estate challenge isn't price alone, but the lack of transport, infrastructure, and employment connectivity across the county divide.

02

The market is splitting along county lines

The question is not whether Knoxville is affordable—but whether it is equitable. The data shows that the metro’s growth is uneven, and without intentional regional planning, the benefits of prosperity will remain concentrated in a single county.



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