

95.8% Owner Occupancy — #1 in Knoxville Market

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Tellico Village leads the region in residential stability, per ALEX Intelligence, 2024

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THE DATA

95.8%

Owner Occupancy Rate (2024)

Tellico Village ranks #1 in the Knoxville market for owner-occupied housing, a level unmatched across the region.

This figure reflects a community where long-term investment is the norm, not the exception. The high rate suggests deep neighborhood cohesion, lower turnover, and sustained demand for stable, permanent housing. It also implies strong financial resilience, as homeownership rates this high are often tied to stable employment and accessible financing.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-knoxville-owner-share-place-mkt>



01

Stability Over Growth

Tellico Village's 95.8% owner occupancy is not a sign of stagnation, but of mature, self-sustaining community development. Unlike markets chasing speculative growth, this city operates on a foundation of enduring relationships, consistent maintenance, and low vacancy. This model may be replicable in other Knoxville suburbs with similar demographic profiles and planned community structures, suggesting that long-term planning yields measurable resilience.



02

The Hidden Price of Stability

While high owner occupancy signals strength, it also suggests limited housing turnover, which can constrain new entry into the market. This dynamic underscores a tension: community stability can come at the cost of market fluidity, a trade-off that policy and development strategies must now address.

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

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