

#1 Oldest City in Knoxville by Median Age — ALEX Intelligence 2026

Tellico Village: #1 Oldest in Knoxville

71-year median age — ALEX Intelligence, 2026

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THE DATA

71 years

Median Resident Age (2024)

Tellico Village has the highest median age of any city in the Knoxville market.

This isn't just demographic aging — it's a concentrated, self-sustaining cohort of affluent retirees. Their long-term residency and wealth accumulation create stable demand for maintenance-intensive, low-maintenance homes, driving sustained property values. Unlike younger markets where turnover is high, this cohort anchors the housing market in stability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-22-knoxville-median-age-place-mkt>



01

Aging is a Competitive Advantage

In most markets, high median age signals decline. Here, it signals a rare form of market resilience. Tellico Village's demographic profile correlates with strong home values and low turnover — not because people are staying, but because they are staying permanently. Their financial capacity, combined with a preference for community-based living, fuels demand for high-quality, low-traffic neighborhoods with amenities that cater to aging-in-place.



02

The Quiet Engine of Appreciation

While younger suburbs attract first-time buyers, Tellico Village's aging population drives appreciation through capital preservation and reinvestment. These residents are less likely to sell for profit and more likely to upgrade within the community, creating a closed-loop economy.

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