

#1 in Knoxville Market Vacancy Share — ALEX Intelligence 2026

Pigeon Forge Leads TN in Vacancy — 53.1%

A 53.1% vacancy rate reveals the true nature of resort-driven real estate

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THE DATA

53.1%

Housing Vacancy Rate (2024)

Pigeon Forge's vacancy rate is more than five times that of Knoxville's.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, reflects the presence of seasonal and second homes in resort markets. Unlike distressed inventory, these units are vacant by design—often unoccupied for 6–10 months annually. The high vacancy rate signals a market where ownership is less about daily occupancy and more about investment, leisure access, and tax deferral.

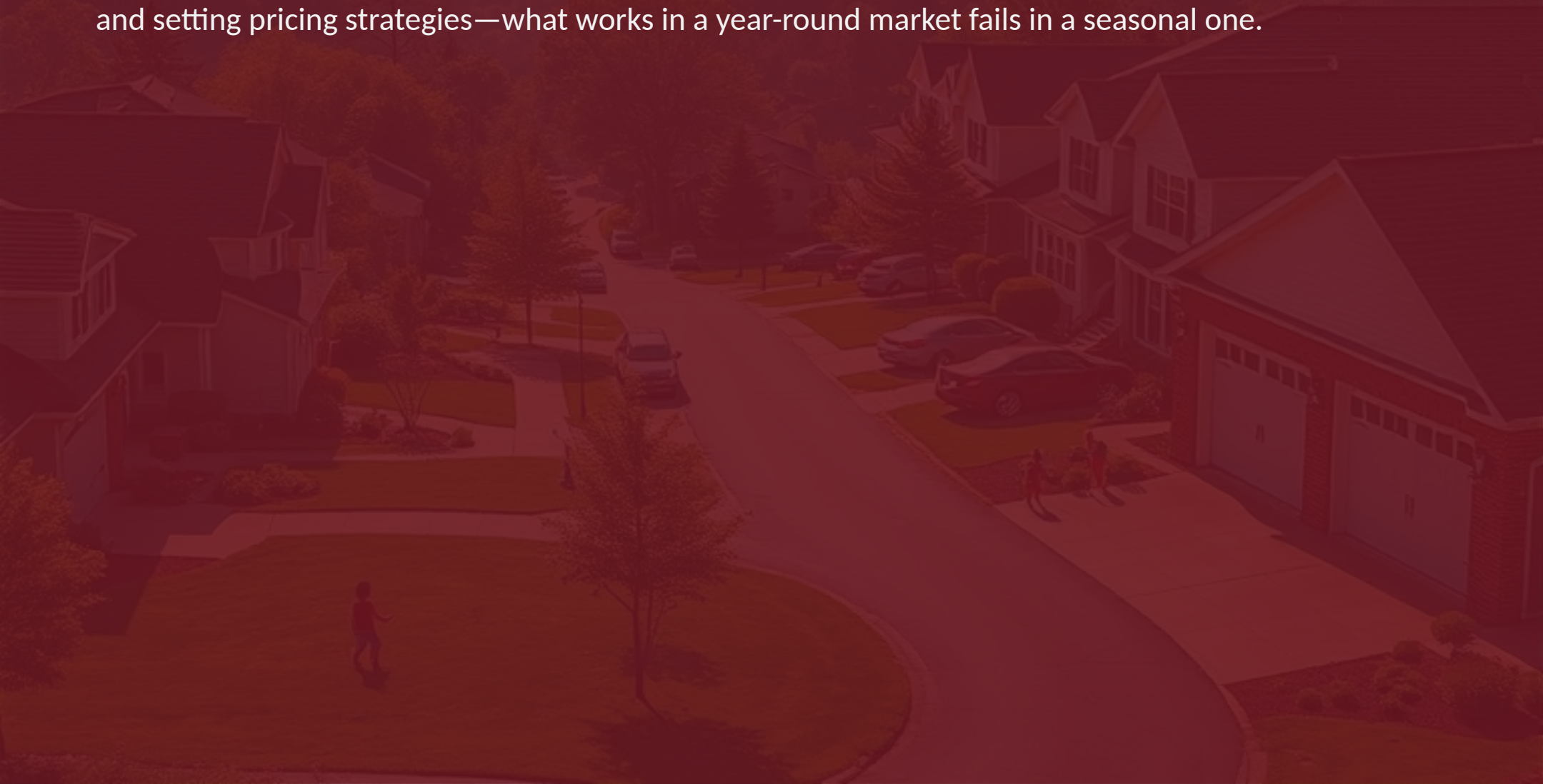
Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-23-knoxville-vacancy-share-place-mkt>



01

Vacancy is a Feature, Not a Flaw

This creates a bifurcated market: one for permanent residents in Knoxville and surrounding towns, and another for seasonal ownership in the Smokies corridor. The distinction is critical for underwriting risk and setting pricing strategies—what works in a year-round market fails in a seasonal one.





02

Knoxville's 10.6% Rate Signals Stability

This stability supports long-term investment in housing quality, neighborhood infrastructure, and community services. It also implies that affordability challenges in Knoxville are not due to excess inventory, but to rising prices relative to income—making the market more resilient than it appears from a vacancy lens alone.

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

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