

24.5% of Homes Valued \$1M+ — ALEX Intelligence 2026

24.5% of Homes in Tellico Village Are \$1M+

Tellico Village leads Tennessee in luxury housing concentration — ALEX
Intelligence 2026

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THE DATA

24.5%

Share of Homes Valued \$1M or More (2024)

Tellico Village holds the highest concentration of million-dollar homes in the Knoxville market.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, reveals a deep structural shift in East Tennessee's real estate landscape. Tellico Village's dominance is not a fluke—it reflects decades of intentional, high-end master-planned development that prioritizes exclusivity, natural preservation, and infrastructure quality. The result is a community where luxury is not an outlier but the baseline.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-27-knoxville-million-share-place-mkt>



01

Luxury as Infrastructure

This model challenges the assumption that luxury housing is parasitic. In Tellico Village, wealth is reinvested into the community, creating a resilient, self-reinforcing economic engine that insulates it from broader market volatility.

02

The Hidden Cost of Exclusivity

This tension is not unique to Tellico Village, but its scale magnifies the structural imbalance. As East Tennessee's economy grows, the challenge is not just to attract investment, but to ensure that the returns of that growth are distributed across income tiers—not just concentrated in one elite enclave.



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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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