

66.2% of Post-2020 Homes in Top 3 Cities — ALEX Intelligence 2026

66.2% of New Homes in Knoxville's Top 3 Cities

Knoxville, Sevierville, Lenoir City dominate post-2020 housing delivery — ALEX Intelligence 2026

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THE DATA

66.2%

Share of the Market's Post-2020 Homes in Its Top Three Cities

This concentration reflects a growing divergence in development patterns across East Tennessee's urban and rural counties.

The data reveals that over two-thirds of all new homes built since 2020 are clustered in just three cities: Knoxville, Sevierville, and Lenoir City. This level of concentration is not merely a cyclical surge—it signals a long-term realignment of investment, infrastructure, and population growth. The implications extend beyond construction volume, shaping access to services, school district capacity, and long-term property appreciation dynamics across the region.

01

Development is Polarizing

The dominance of just three cities in post-2020 housing delivery indicates a structural shift: growth is no longer diffuse. While Knoxville anchors the core, Sevierville and Lenoir City are emerging as secondary hubs, likely due to proximity to major employers, expanding infrastructure, and lower land costs. This polarization may intensify competition for talent and capital in these nodes, while other counties—despite steady demand—face slower supply responses and rising prices due to limited new construction.



02

Supply Imbalance is Growing

With 66.2% of new homes delivered in only three cities, the rest of East Tennessee faces an acute imbalance between population growth and housing supply. This is especially pronounced in counties like Anderson, Blount, and Morgan, where demand is rising but development remains constrained. The result is not just higher prices but reduced mobility—residents unable to relocate due to lack of inventory. This structural bottleneck risks limiting economic diversification and workforce expansion in areas outside the top three.

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