

4.7% of ZIP Codes Cross \$500K Median Value — ALEX Intelligence 2026

4.7% of Knoxville ZIPs Cross \$500K

Only 3 of 64 ZIP codes hit half a million — a new tier of elite housing growth

Swipe for insights →

THE DATA

4.7%

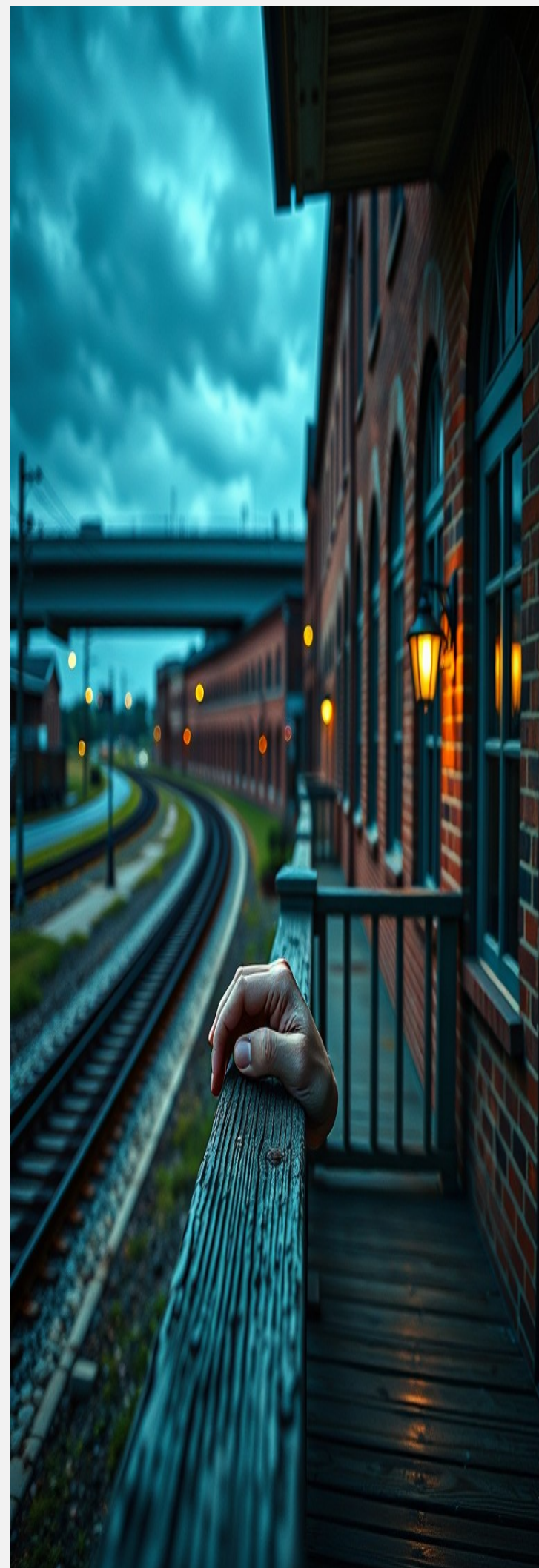
Share of Zip Codes With Median Home Value Above \$500,000 (2024)

This measure reflects the growing concentration of high-value housing within a limited number of ZIP codes across the Knoxville metro area.

Only three ZIP codes in the broader Knoxville market — 37934, 37919, and 37922 — have crossed the \$500,000 median threshold, indicating that elite home value growth is highly localized. This narrow spread suggests that appreciation is no longer broad-based but is instead concentrated in specific, high-demand neighborhoods with access to amenities, infrastructure, and proximity to economic hubs. The fact that just 4.7% of ZIP codes have reached this level underscores the growing divergence in housing value distribution.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-02-knoxville-threshold-home-value-500000-zcta>



01

Affordability is Fragmenting

The 4.7% threshold reveals a deepening split between elite and mid-tier housing markets. While the majority of ZIP codes remain below \$500K, the rising median prices in select zones signal a shift in demand dynamics. This is not a broad market shift but a targeted evolution — where access to high-value housing is becoming increasingly gated, tied to location, exclusivity, and infrastructure. For buyers, this means that 'entry-level' is no longer defined by price alone but by geography and timing. The market is no longer growing uniformly; it is bifurcating.



02

Demand Drives Value, Not Just Supply

The concentration of high-value ZIPs in just three locations — all within Knox County’s western and southern corridors — suggests that demand is outpacing supply in specific corridors, not across the region. This is not a result of increased construction, but of sustained in-migration, lifestyle preferences, and the perceived permanence of place. The fact that these ZIPs are not the most populated or largest in area further indicates that value is being driven by desirability and exclusivity, not density. This is a market where location has become a non-negotiable premium factor, and price reflects that premium more than any other driver.

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

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

