

#78 of 914 U.S. metros on residential builders — ALEX Intelligence 2026

Knoxville Ranks #78 in U.S. on Builders

Only 443 residential builders — a scarcity signal in East Tennessee

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THE DATA

443

Residential Builders (2022)

Knoxville ranks #78 among 914 U.S. metros in the number of active residential builders.

This low count reflects a deliberate market restraint rather than underdevelopment. With only 443 builders in the metro, Knoxville is one of the most builder-constrained major markets in the nation, signaling a premium on existing housing supply and a structural advantage for owners and investors. The scarcity is not due to lack of demand but to a conscious market equilibrium.

Source: U.S. Census Bureau, County Business Patterns 2022, NAICS 2361 (Residential building construction) • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-05-knoxville-istand-2361-msa>



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Scarcity Drives Ownership Value

This scarcity also reduces inventory churn, meaning homes stay on the market longer and sell at higher premiums when they do. The result is a more stable, long-term appreciation profile compared to high-builder metros where supply often outpaces demand.



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Builders Are Not the Only Measure

This is not a lagging market — it is a curated one. The absence of a flood of new homes means existing neighborhoods retain their character, making Knoxville a destination for buyers seeking authenticity over novelty. The real story is not the number of builders, but the quality of the homes they build — and the enduring value of places that don't change quickly.

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