

#4 of 10 Tennessee metros — FHFA 2026 Q2 HPI Growth

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FHFA HPI Growth 2026 Q2 — ALEX Intelligence

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THE DATA

3.9%

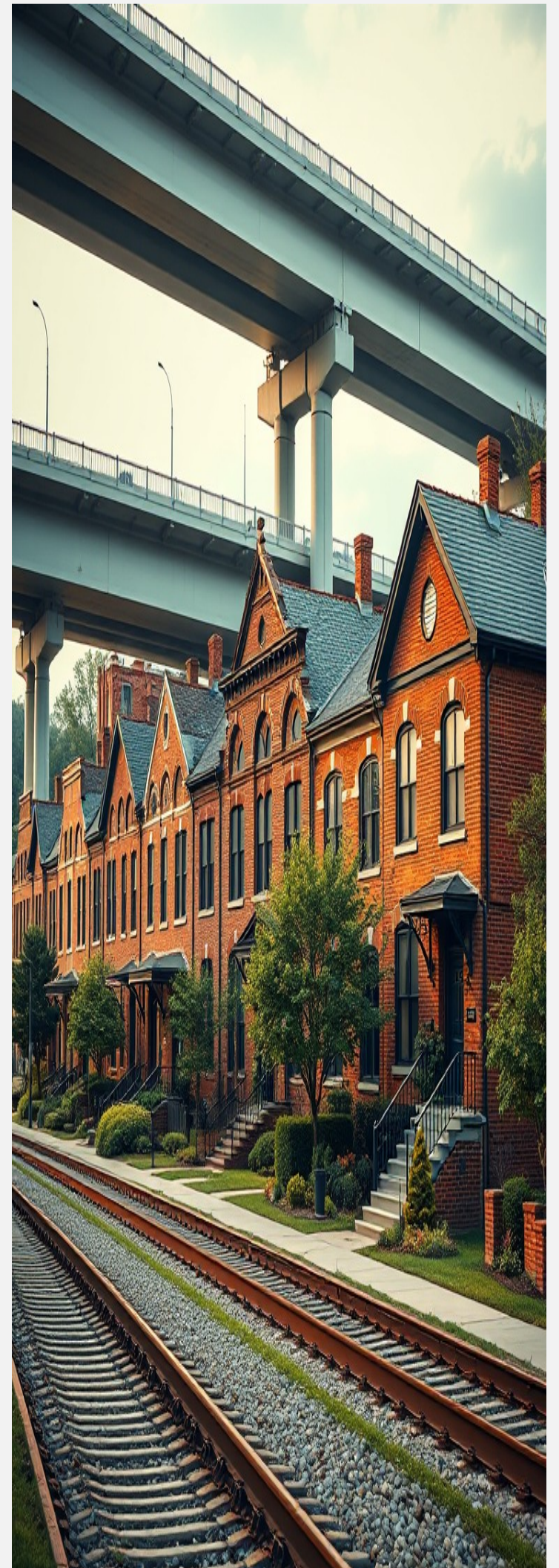
one-year change in the metropolitan house price index (2026 Q2)

Knoxville ranks #4 among Tennessee's 10 metros in one-year house price growth, indicating strong market resilience.

This growth rate places Knoxville firmly in the upper tier of Tennessee's metropolitan markets, outpacing Nashville and Memphis despite higher national mortgage rates. The data reflects sustained demand for housing in East Tennessee's core urban centers, particularly in neighborhoods with stable infrastructure and access to employment hubs.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-08-knoxville-hou-fhfa-hpi-growth-1y-msa>



01

Resilience over speculation

Knoxville's 3.9% HPI growth is not driven by speculative bidding but by underlying demand for quality housing in established communities. The city's relatively low price-to-income ratio and moderate inventory levels suggest a market grounded in long-term stability rather than short-term volatility. This contrasts with markets where price gains exceed income growth, often signaling overheating.



02

East Tennessee's growing magnetism

As national housing markets show signs of softening, Knoxville's position as a top-tier performer among Tennessee metros highlights its increasing appeal as a destination for remote professionals and retirees. The city's combination of affordability, green space, and consistent infrastructure investment is creating a self-reinforcing cycle of value appreciation. This is not a bubble—it's a structural shift.

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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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