

#1 in Knoxville metro, #1 in Tennessee — ALEX Intelligence 2026

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Jefferson County is the top source of new households in 2022–23

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THE DATA

622

Households Moving In From a Single County (2023)

Jefferson County, TN, sent more households to Knoxville than any other county in the state during 2022–23.

This flow of 622 households from Jefferson County reflects a deepening regional migration pattern, where residents from nearby rural and small-town communities are choosing Knoxville for employment, education, and quality of life. The data suggests that demand in the Knoxville market is not just from outside the state, but is being driven by strong internal movement across East Tennessee.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022–23 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-10-knoxville-mig-in-origin>



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01

Migration Is the Engine of Demand

Unlike markets that rely on distant migration, Knoxville's demand is rooted in proximity. This creates a self-sustaining cycle: more people move in, increasing demand for housing, services, and infrastructure, which in turn strengthens the region's appeal to future movers.



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02

The Rural-to-Urban Shift Is Strategic

This trend is amplified by the region's strong employment base and lower cost of living compared to larger metro areas. The result is a steady, high-quality inflow of households—exactly the kind of demand that supports sustainable appreciation without overheating.

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