

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

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ALEX Intelligence 2026: Top 10 Counties Sending Households to Knoxville

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THE DATA

17.1%

Share of Arriving Households From the Top Three Counties (2023)

The vast majority of new households in Knoxville originate from just three Tennessee counties, signaling a narrow migration funnel.

This concentration reflects a deep structural bottleneck in the region's growth engine. The top three sending counties — Jefferson, Monroe, and Davidson — account for over 17% of all inbound migration to Knoxville, far exceeding the share of any other county in the state. This limited inflow source means that local market dynamics are being shaped not by broad regional diversification, but by the economic and demographic conditions of a handful of adjacent counties.

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/2026-10-11-knoxville-mig-county-top3>

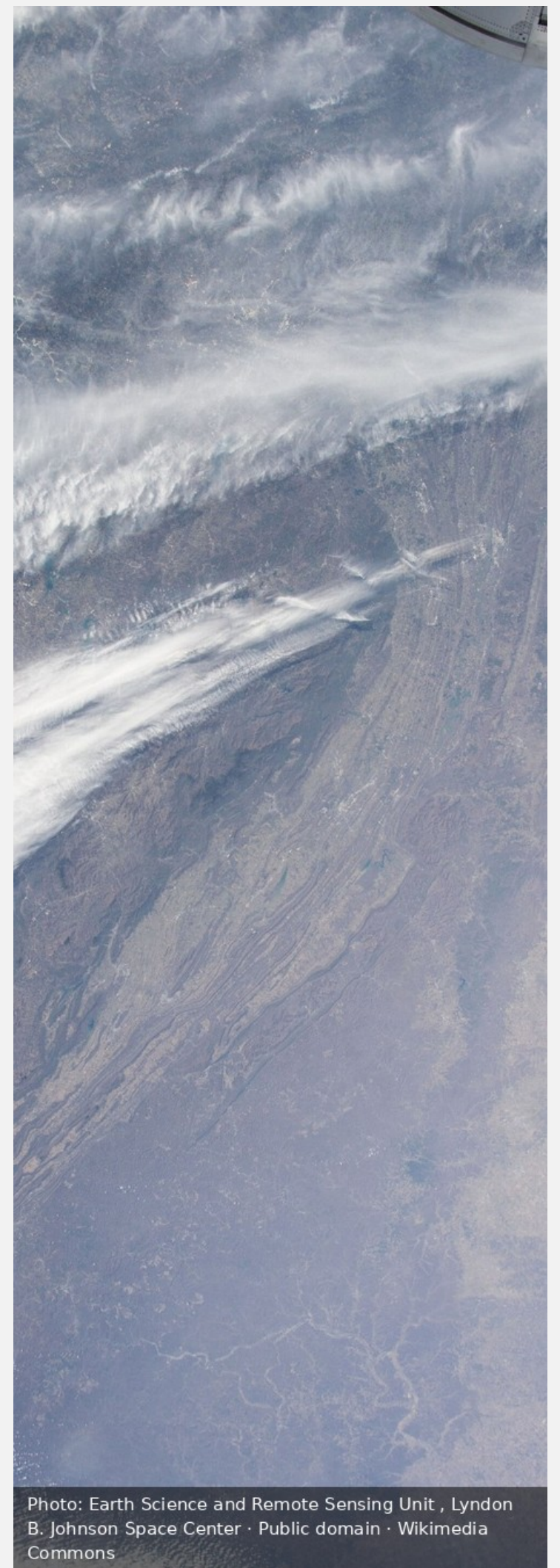


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Migration is not spreading — it's funneling

This funneling also means that new demand is not evenly distributed across the metro. Areas closer to the source counties — particularly in the western and central parts of the metro — are likely to see faster appreciation and tighter inventory, while more distant areas may remain underdeveloped despite rising regional interest.

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The bottleneck is a strategic advantage

Moreover, the dominance of local sourcing suggests strong regional cohesion. These incoming households are already familiar with Tennessee's cost of living, climate, and governance — reducing the cultural friction that often plagues high-growth markets. This familiarity may help maintain pricing power even during macroeconomic volatility.



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