

#1 of 10: Income Gap Between Arriving and Departing Households

Knoxville's income gap leads Tennessee

Source: IRS Migration Data, 2023

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THE DATA

15.9%

Income Gap Between Arriving and Departing Households (2023)

Knoxville's incoming households earn 15.9% more on average than those leaving the market.

This gap indicates that Knoxville is not just retaining residents—it's attracting higher-income households from across the U.S. The inflow is concentrated from high-income counties such as Fulton (GA), Mecklenburg (NC), and Cook (IL), suggesting a strategic migration trend toward affordability with quality of life. The data reflects a net gain in household income, which supports sustained demand for housing and local services.

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/2026-10-12-knoxville-mig-agi-gap>



Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

The background image shows a historic street scene. On the left, a multi-story brick building with arched windows and decorative cornices is visible. In the foreground, there is an outdoor cafe area with several tables and chairs, some of which are covered with dark umbrellas. The street is paved with cobblestones or similar material. The overall atmosphere is that of a charming, historic urban environment.

01

Affordability is a magnet, not a trap

This inflow of higher-income households reinforces long-term housing demand, increases local tax revenue, and supports higher-end commercial development—without the inflationary pressure seen in coastal cities. The trend is self-sustaining: better income leads to stronger demand, which supports price stability and further attracts new residents.

02

Migration is reshaping economic geography

This demographic shift is likely to influence zoning, infrastructure investment, and public services. As high-income households arrive, demand for quality schools, walkable neighborhoods, and cultural amenities will grow—further reinforcing the city’s appeal and creating a virtuous cycle of investment and retention.



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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



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