

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

#1 in Knoxville metro, #1 in Tennessee

ALEX Intelligence 2026: Income Gap Ranking

Swipe for insights →

THE DATA

15.9%

Income Gap Between Arriving and Departing Households (2023)

Knox County leads all Tennessee counties in the net income gain from migration.

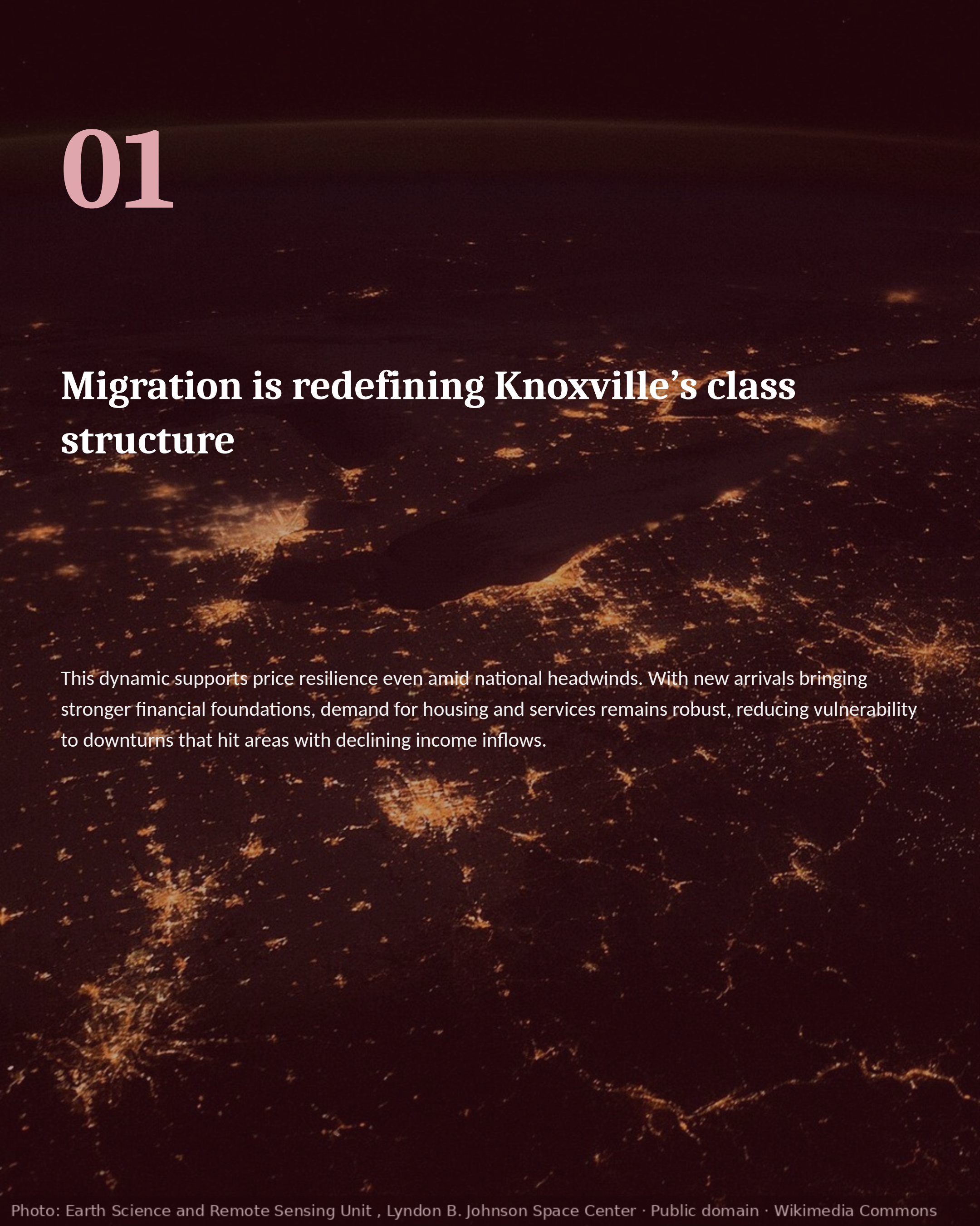
This 15.9% gap means incoming households earn significantly more than those leaving — a rare economic inflow that signals deep structural shifts. It's not just about population growth; it's about wealth upgrading. The market isn't just attracting people — it's attracting higher-income households with greater spending power and long-term investment capacity.

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

An aerial night photograph of a city, likely Knoxville, showing a dense network of glowing lights against a dark, textured landscape. The lights are concentrated in certain areas, creating a stark contrast with the surrounding darkness. The overall tone is dark and atmospheric, with the city lights providing the primary source of illumination.

01

Migration is redefining Knoxville's class structure

This dynamic supports price resilience even amid national headwinds. With new arrivals bringing stronger financial foundations, demand for housing and services remains robust, reducing vulnerability to downturns that hit areas with declining income inflows.

02

The market is self-reinforcing through economic upgrading

What's often mistaken for 'luxury' demand is actually a new baseline. The market isn't just serving the wealthy — it's becoming wealthier by design. This explains why inventory remains tight despite rising prices: the supply is being redefined by the incoming economic profile, not just by volume.



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

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

