

Tellico Village — #1 of 10: Share of Homes Built Since 2010

Tellico Village Leads TN in New Housing

27.6% of homes built since 2010, per ALEX Intelligence

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THE DATA

27.6%

Share of Homes Built Since 2010

Tellico Village leads Tennessee in new housing stock, with nearly a third of its housing units less than 15 years old.

This concentration of recent construction reflects a long-term strategic investment in master-planned, age-qualified communities. The high share of newer homes suggests strong developer confidence in sustained demand, particularly for active-adult and lifestyle-oriented housing. It also implies a lower inventory of older, potentially less efficient homes, which may affect energy costs and maintenance patterns across the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-18-knoxville-recent-stock-share-place-mkt>

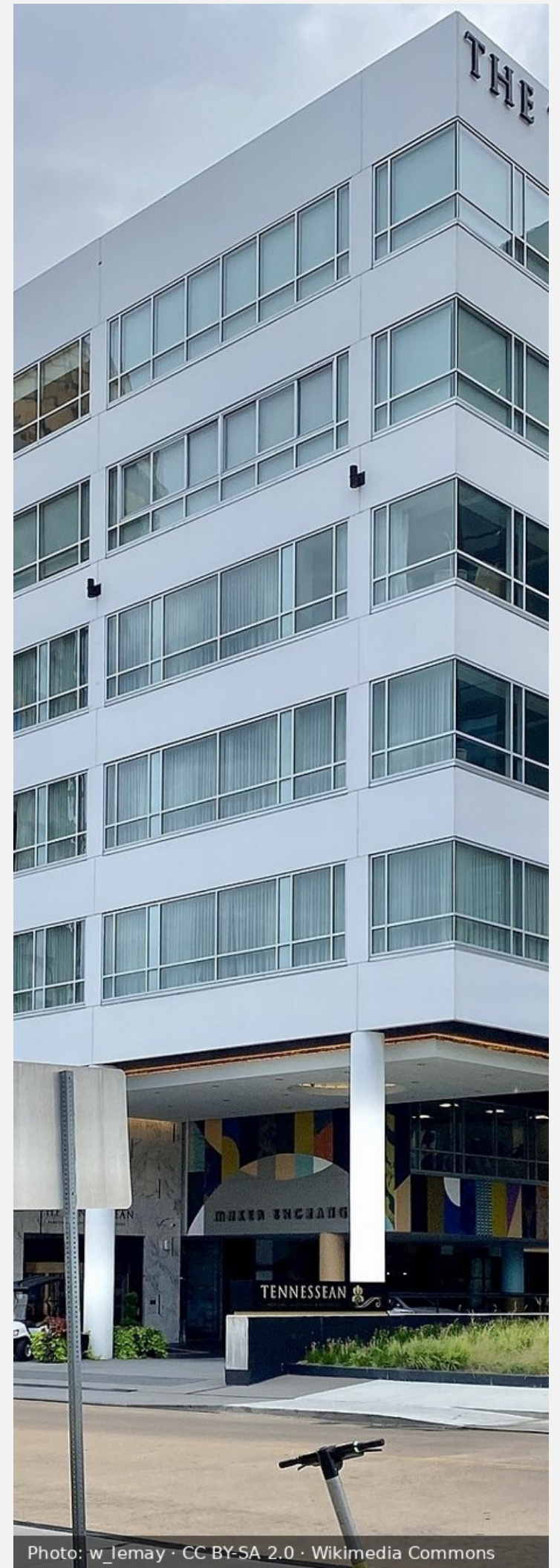


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01

New Homes Drive Market Resilience

The dominance of post-2010 construction in Tellico Village signals a structural shift toward modern, energy-efficient, and amenity-rich housing. This cohort of homes is likely to retain higher resale value and attract younger retirees and tech-adjacent professionals seeking low-maintenance living. As a result, the community is becoming a magnet for demographic groups that prioritize sustainability, walkability, and smart-home integration — trends that are now shaping broader regional real estate dynamics.

02

Knoxville's Aging Stock Lags Behind

In contrast, Knoxville itself ranks only #8 among Tennessee cities in share of homes built since 2010, with just 10.9% in that category. This gap underscores a deeper challenge: while the city is growing, its housing stock remains largely composed of mid-century and older homes. This limits the city's ability to meet demand for modern, energy-efficient housing without significant redevelopment. The imbalance may also constrain affordability in the short term, as new construction is concentrated outside the city limits, pushing growth toward outlying communities like Tellico Village.



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