

Tellico Village — #1 of 10: Share of Homes Valued \$500K or More

Tellico Village leads TN in \$500K+ homes

69.7% of homes valued at \$500K+, source: ALEX Intelligence 2026

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THE DATA

69.7%

Share of Homes Valued \$500K or More (2024)

Tellico Village leads Tennessee in the share of homes valued at \$500,000 or more, according to the latest ALEX Intelligence data.

This figure underscores a structural shift in the Knoxville metro's housing composition, where high-value properties are no longer outliers but the dominant segment. The data reflects deepening affordability pressures in core neighborhoods while reinforcing Tellico Village's position as a premium enclave. The concentration of luxury inventory is not a temporary spike but a persistent trend, signaling long-term market stratification.

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

<https://alex-companies.com/data/2026-10-19-knoxville-half-million-share-place-mkt>



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01

Luxury is now the baseline

The fact that nearly 70% of homes in Tellico Village exceed \$500K isn't just a statistic—it's a redefinition of market normality. This threshold is no longer a luxury marker but the new standard for what constitutes a 'typical' home in this community. As such, the broader Knoxville market is being reshaped by the invisible force of premiumization, where even mid-tier neighborhoods are adjusting their value trajectories upward in response to this benchmark. The implications are profound: affordability is not just a policy issue, but a spatial one—shaped by where the high-end market sets its anchor.

02

The wealth divide is spatially encoded

This data reveals that wealth concentration is not merely economic—it is geographically codified. Tellico Village's 69.7% figure isn't just about income; it's about place-based exclusivity. The fact that Maryville (41.2%) and Sevierville (32.7%) follow, yet still lag significantly, suggests that the Knoxville metro's luxury segment is not evenly distributed. The gap between the top and next tier isn't just a percentage—it's a boundary. This spatial encoding of wealth means that access to high-value housing is increasingly determined by location, not just income, reinforcing long-term segregation in housing opportunity across the region.



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