

Sevierville — #1 of 10: Top-to-Median Affordability Gap

Sevierville leads TN in affordability gap

Source: ALEX Intelligence · Published October 22, 2026

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THE DATA

1.5x

Top-to-Median Affordability Gap (2024)

Sevierville has the highest disparity between top-tier and median housing affordability in East Tennessee.

This 5.5x gap indicates that the most expensive homes in Sevierville require over five times the median household income, while median-priced homes remain accessible. The contrast reveals a dual housing reality: extreme affordability for some, and near-unattainability for others.

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

<https://alex-companies.com/data/2026-10-22-knoxville-spread-value-to-income-place>



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Affordability is not uniform

The data shows that affordability is not a blanket condition across Knoxville's metro. While Sevierville leads in disparity, Knoxville itself ranks fifth, suggesting that the city's market is more balanced than its neighbors. This is not a sign of stability, but of selective exclusion: access to housing is increasingly tied to income level, not location alone.

02

The cost of access is widening

The 1.5x gap between Sevierville's top and median affordability is not an outlier—it's a structural signal. As high-income households cluster in places like Pigeon Forge and Tellico Village, lower-income residents are pushed into areas with fewer services and weaker infrastructure. This creates a feedback loop where affordability gaps reinforce geographic and economic divides.



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