

1 of 15 — #1 of 10: Share of Cities With Median Gross Rent Above \$1,500

Tellico Village leads TN in \$1,500+ rents

Source: ALEX Intelligence · Published October 23, 2026

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THE DATA

6.7%

Share of Cities With Median Gross Rent Above \$1,500 (2024)

Among 15 East Tennessee cities and counties, only Tellico Village exceeds the \$1,500 median rent threshold.

This narrow threshold reflects a deep bifurcation in the Knoxville metro's rental market. While most communities remain accessible, Tellico Village stands apart as the only city where median rent surpasses \$1,500—a signal of premium positioning, possibly driven by gated amenities, resort-style living, or limited supply. The data underscores how affordability is no longer a regional blanket but a hyper-local condition.

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

<https://alex-companies.com/data/2026-10-23-knoxville-threshold-gross-rent-1500-place>



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01

Affordability is not a state-wide metric

This segmentation suggests that investment, policy, and marketing must be hyper-localized. A one-size-fits-all affordability strategy will miss the mark. Developers and landlords in Tellico Village are not competing on price but on experience—while those in Halls, Maryville, or Sevierville are still responding to price-sensitive demand.

02

Rent thresholds reveal market maturity

The absence of other cities crossing the threshold indicates that the broader market has not yet entered a full-blown rent surge phase. Instead, it remains in a phase of selective premiumization. This provides a critical window for policymakers and developers to plan for future supply expansion—before the next wave of rent growth begins to spread beyond Tellico Village.



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