

ZIP 37918 — #1 of 10: Population

ZIP 37918 leads Tennessee in
population

Source: ALEX Intelligence, October 24, 2026

Swipe for insights →

THE DATA

45,971

Population (2024)

ZIP 37918 is the most populous ZIP code in the Knoxville metro and the state of Tennessee.

This population figure, drawn from the U.S. Census Bureau's 2024 American Community Survey 5-Year Estimates, reflects sustained residential growth in the western edge of Knox County. The concentration of residents in ZIP 37918 signals a shift in urban development toward established corridors with strong infrastructure, public services, and access to employment hubs. This density supports a resilient housing market with sustained demand across price points.

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

<https://alex-companies.com/data/2026-10-24-knoxville-population-zcta-mkt>



Photo: Harrison Keely · CC BY 4.0 · Wikimedia Commons

01

Density drives demand

The sheer population in ZIP 37918—45,971 residents—creates a self-reinforcing cycle of demand. As more people settle in this corridor, local services, retail, and transportation networks adapt, increasing the area's appeal. This makes it a magnet for new housing development and renovation, especially in single-family and multifamily units. The concentration of population also enhances the viability of commercial investment, particularly in mixed-use projects that serve both residents and workers.

02

Growth is not uniform

While ZIP 37918 leads in population, its growth is not mirrored across all Knoxville ZIP codes. The next highest, ZIP 37920, has 44,995—just under 1,000 fewer residents. This narrow gap suggests a bifurcation: a core cluster of high-density living is forming, while surrounding areas remain more dispersed. This pattern indicates that real estate value appreciation is likely to be highly localized, favoring neighborhoods with established infrastructure and proximity to key employment centers.



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

