

#1 of 10: Decline in Households Moving In, by Origin County

Davidson County leads in outflow to Knoxville

Source: ALEX Intelligence, October 28, 2026

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THE DATA

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Decline in Households Moving In, by Origin County (2023)

Davidson County, TN, recorded the largest drop in households moving to Knoxville compared to the prior year.

This 61-household decline marks the sharpest drop among all counties sending residents to Knoxville, indicating a reversal in the long-standing migration pattern from Nashville's core to the city's eastern neighbor. The trend suggests that economic, demographic, or housing affordability pressures in Davidson County may be driving residents to seek alternatives in East Tennessee.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-28-knoxville-mig-trend-origin-asc>

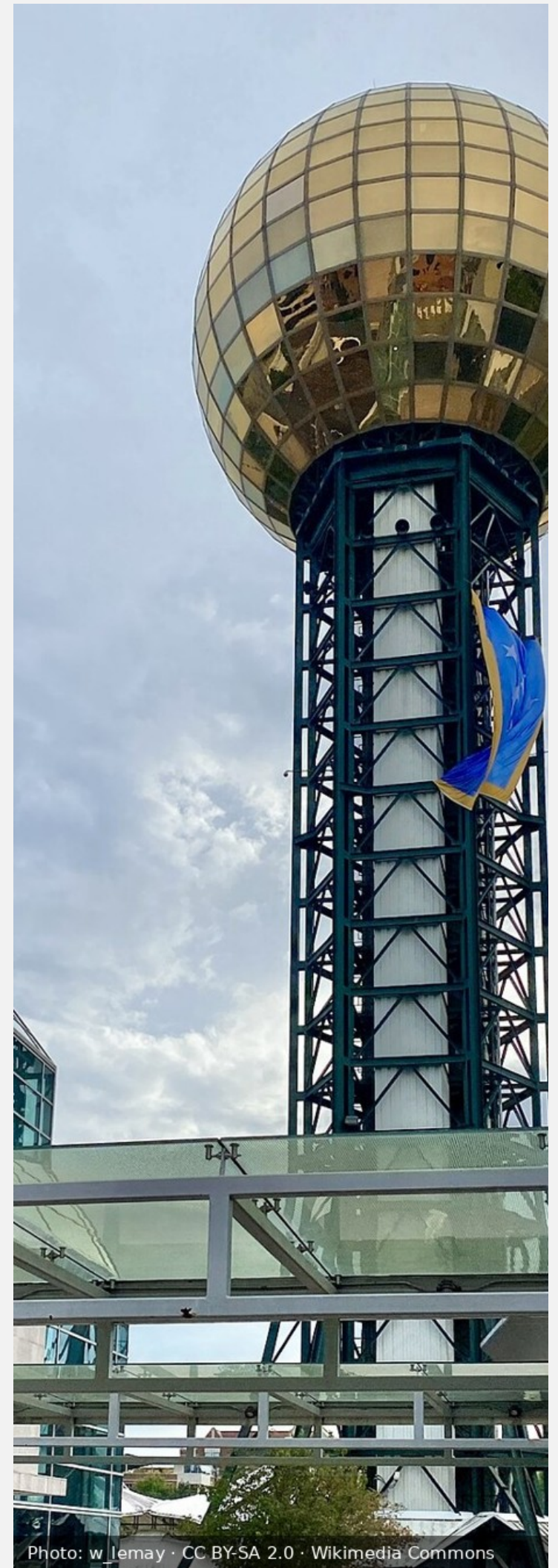
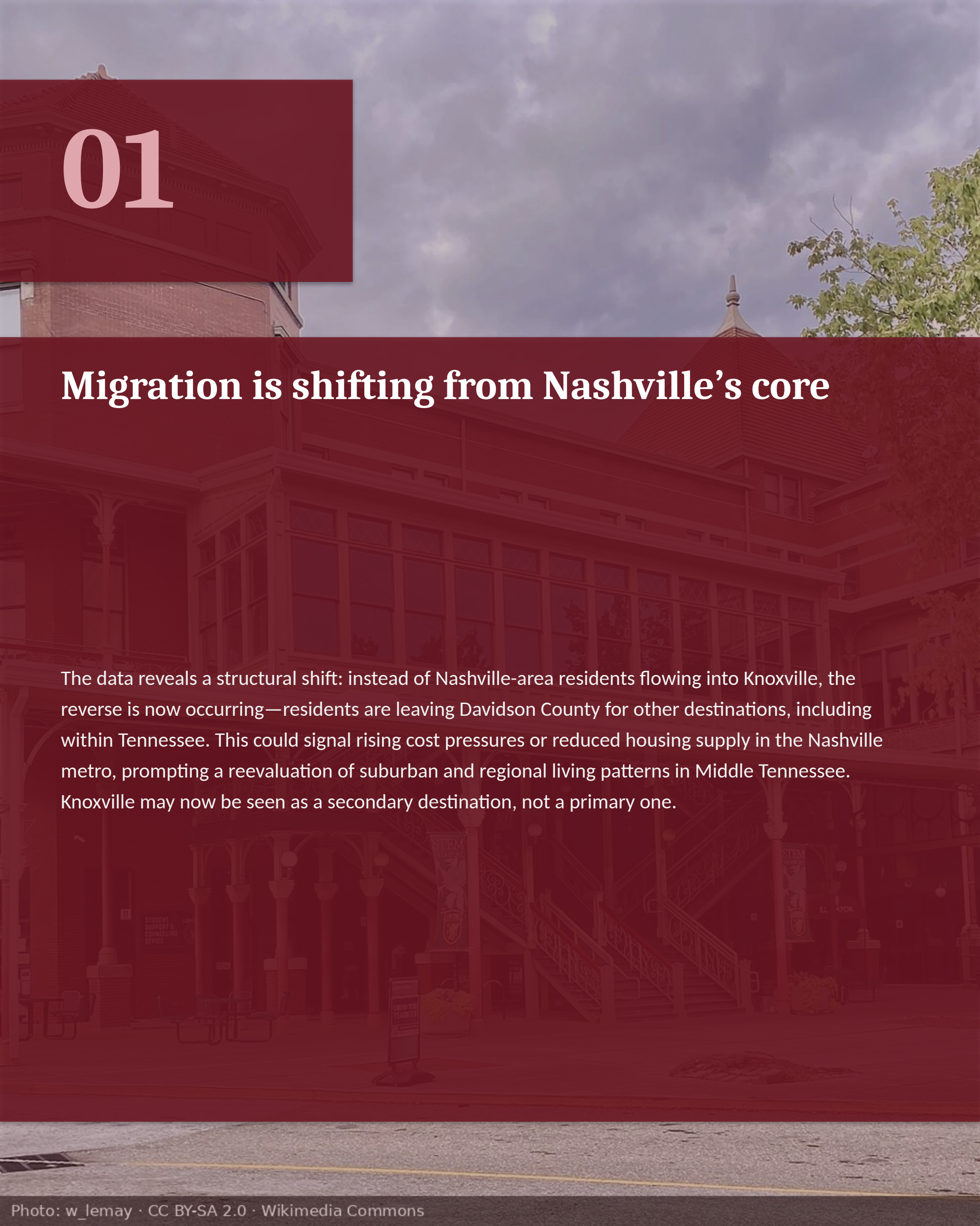


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01

Migration is shifting from Nashville's core

The data reveals a structural shift: instead of Nashville-area residents flowing into Knoxville, the reverse is now occurring—residents are leaving Davidson County for other destinations, including within Tennessee. This could signal rising cost pressures or reduced housing supply in the Nashville metro, prompting a reevaluation of suburban and regional living patterns in Middle Tennessee. Knoxville may now be seen as a secondary destination, not a primary one.

02

Knoxville is becoming a refuge, not a magnet

Rather than attracting new residents from surrounding counties, Knoxville is experiencing a net loss of inflows from its closest regional neighbor. This suggests that the city may be transitioning from a growth engine to a more stable, possibly defensive, market. As affordability and quality of life become more critical, Knoxville may be serving as a retreat for those exiting higher-cost urban centers—making it a haven for long-term residents, not just new arrivals.



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