

Sevierville — #1 of 10: Renters Over the 30% Rent Threshold

Sevierville leads TN in rent burden at 51.6%

Ranking from ALEX Intelligence, 2026

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THE DATA

51.6%

Renters Over the 30% Rent Threshold (2024)

Sevierville has the highest share of renters spending more than 30% of income on rent in Tennessee.

This level of financial strain is not isolated to one neighborhood but reflects a broader pattern in the East Tennessee MSA, where rising housing costs outpace wage growth. While Sevierville leads, the fact that Knoxville ranks third in the state—50.3%—indicates that the burden is systemic across the metro area. The data from the U.S. Census Bureau's 2024 ACS 5-Year Estimates confirms that affordability pressures are not confined to a single city but are a regional challenge.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-31-knoxville-rent-burden-place-mkt>

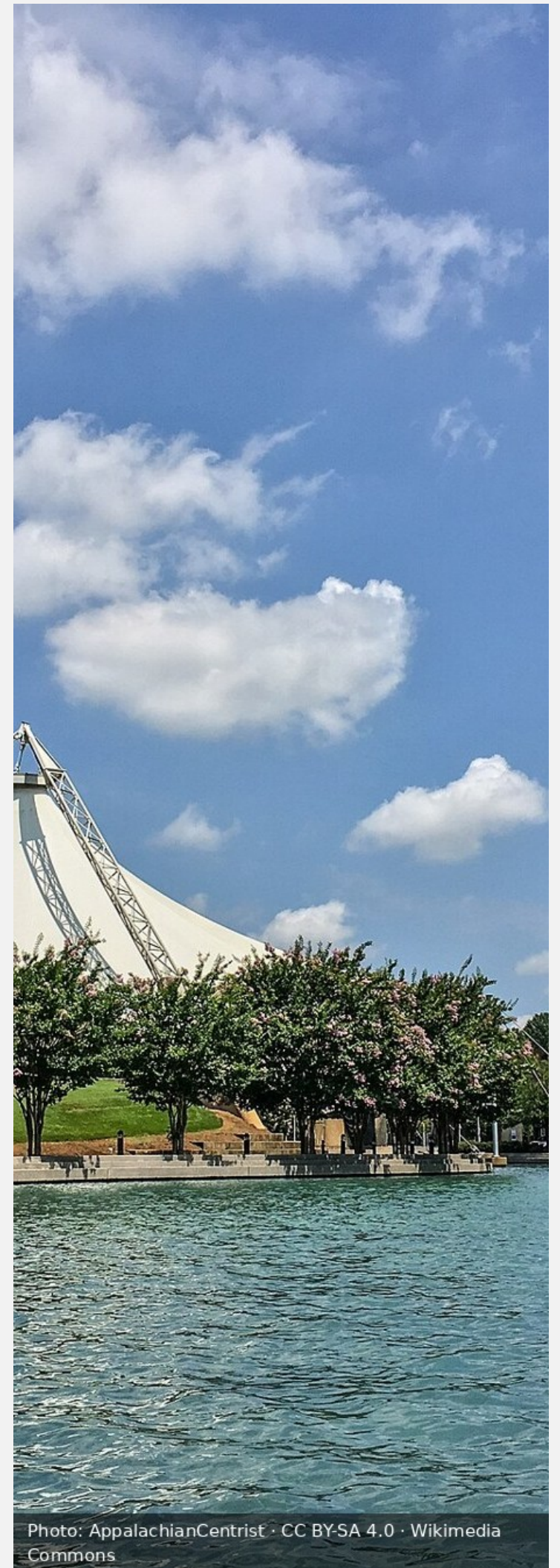


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01

Affordability is a systemic stressor

The fact that Sevierville leads Tennessee in rent burden—despite being a smaller, more rural city—suggests that affordability is not solely a function of urban density. This supply gap, while positive for existing homeowners, exacerbates rent burden for renters, especially in areas with limited public housing or subsidy programs. The data reveals a paradox: strong economic growth is driving up housing costs even in non-urban settings.

02

Rent burden masks underlying resilience

This stability suggests that renters are absorbing the strain not because of market failure, but due to strong local employment—particularly in healthcare, education, and tech—where wages are rising faster than inflation. The high rent burden is thus not a sign of market collapse, but of a tight labor market where demand for housing is outpacing supply. This dynamic, while challenging for renters, signals long-term economic health and sustained capital investment in the region.



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