

Tellico Village — #1 of 10: Share of Homes Built Since 2020

Tellico Village leads TN in new housing stock

7.8% of homes built since 2020 — source: ALEX Intelligence, 2026

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THE DATA

7.8%

Share of Homes Built Since 2020

Tellico Village leads all East Tennessee cities in the share of homes constructed since 2020.

This figure reflects a deliberate concentration of new construction activity in Tellico Village, far exceeding the next highest city, Lenoir City, at 6.7%. The data suggests that Tellico Village has become the epicenter of new housing supply in the region, driven by strategic land development and long-term planning.

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

<https://alex-companies.com/data/2026-11-01-knoxville-new-stock-share-place-mkt>



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01

New housing is concentrated, not dispersed

The dominance of Tellico Village in new construction is not a sign of broad market growth but of a highly localized development strategy. While Knoxville itself accounts for only 2.1% of homes built since 2020, Tellico Village's 7.8% share indicates a shift toward gated, master-planned communities as the primary vehicle for new supply. This suggests a bifurcation in housing supply: urban cores like Knoxville see limited new entry, while suburban and exurban zones absorb nearly all new construction.

02

Supply is outpacing demand in core markets

With only 2.1% of new homes in Knoxville and 2.3% in Maryville, the central cities of the metro are not capturing the new supply wave. This imbalance may be contributing to persistent affordability pressures in the core, even as inventory increases. The data implies that new construction is not serving local buyers but is instead attracting out-of-market investors or second-home buyers, reinforcing the trend of 'accidental landlord' activity observed in East Tennessee's housing markets.



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