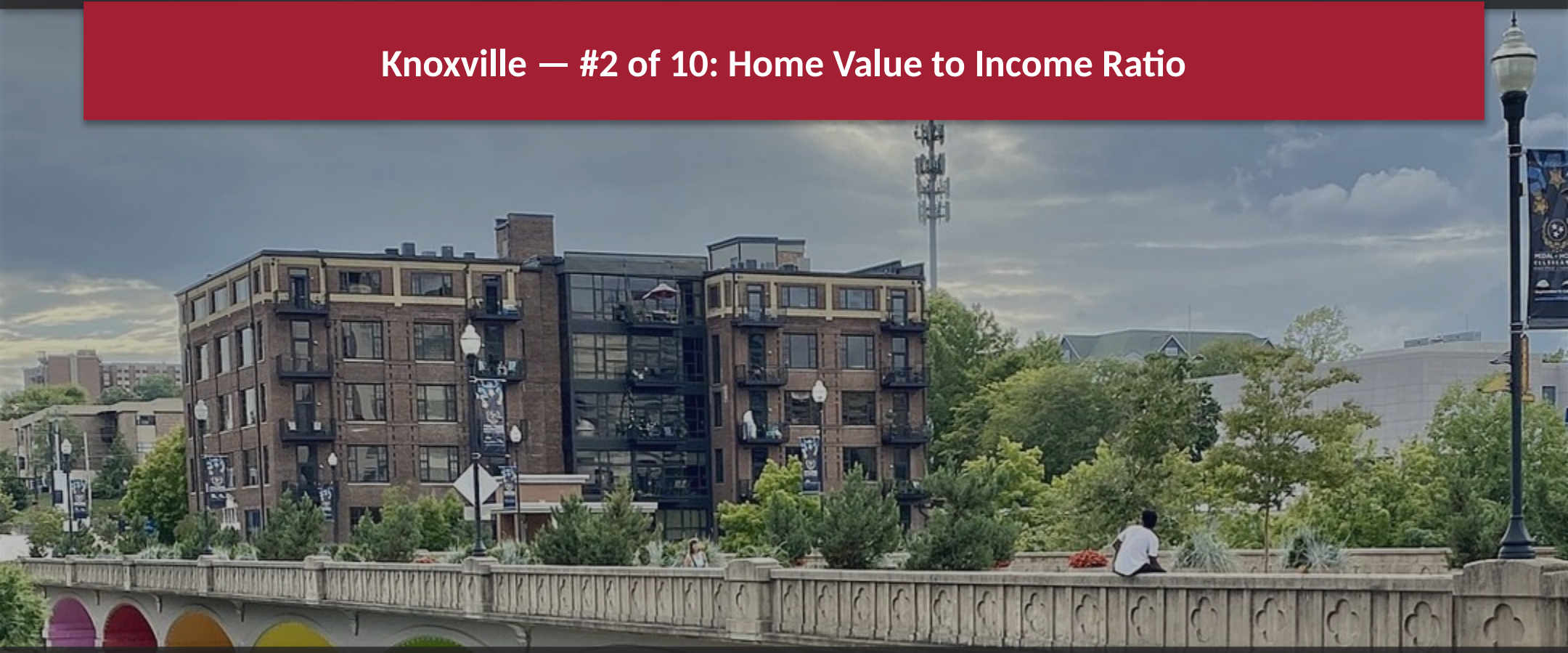
Knoxville — #2 of 10: Home Value to Income Ratio



Home Value to Income Ratio: 4.0x

Based on 2024 ACS data, ALEX Intelligence, Nov 3, 2026

Swipe for insights →

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THE DATA

4.0x

Home Value to Income Ratio (2024)

Knoxville’s ratio places it second among Tennessee’s 10 major metros.

This ratio reflects the multiple of median household income needed to purchase a median-priced home. A 4.0x ratio indicates that the average home in Knoxville costs four times the median income, a level that signals strong market demand and limited affordability for first-time buyers. The figure is consistent with a seller’s market where prices outpace income growth.

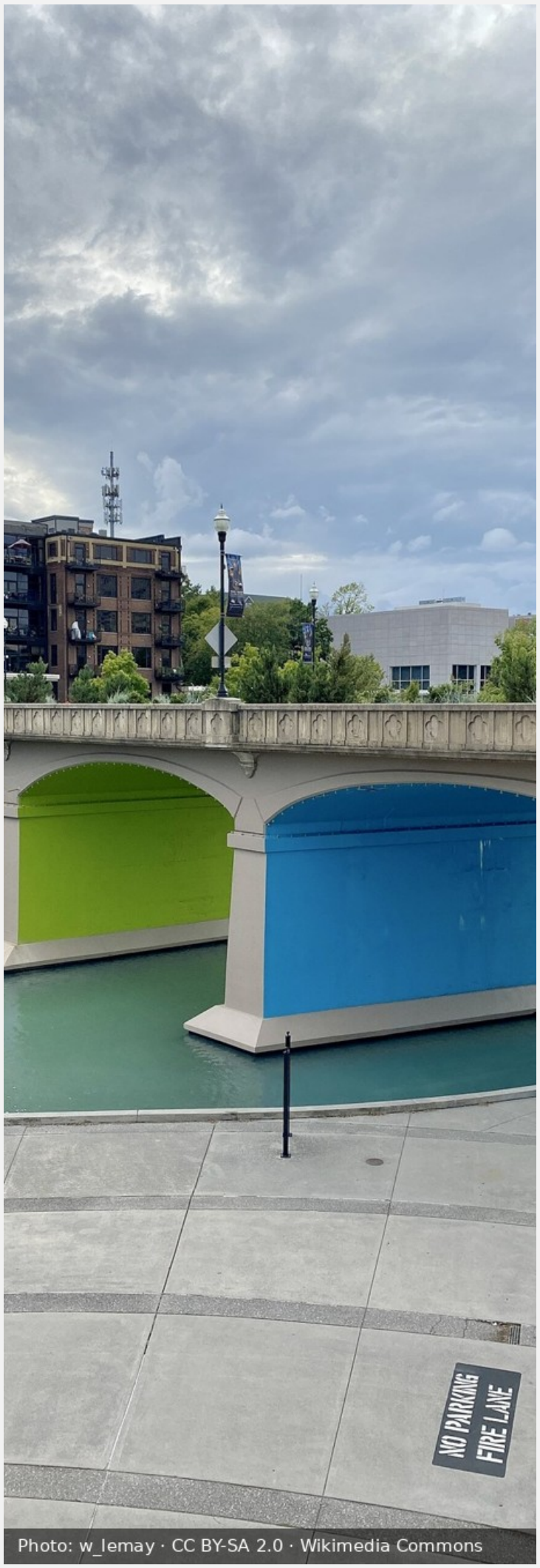


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-knoxville-standing-value-to-income-msa

01

Affordability is a structural feature

Knoxville’s 4.0x ratio is not a temporary spike but a sustained market equilibrium. It reflects decades of institutional investment in higher education, healthcare, and tech infrastructure—sectors that attract high-income workers without proportionally expanding housing supply. The city’s limited land availability in core neighborhoods, especially near the University of Tennessee and downtown, reinforces this imbalance. Affordability is not a policy failure but a byproduct of long-term economic specialization.

Photo: w_lemay · CC BY-SA 2.0 · Wikimedia Commons

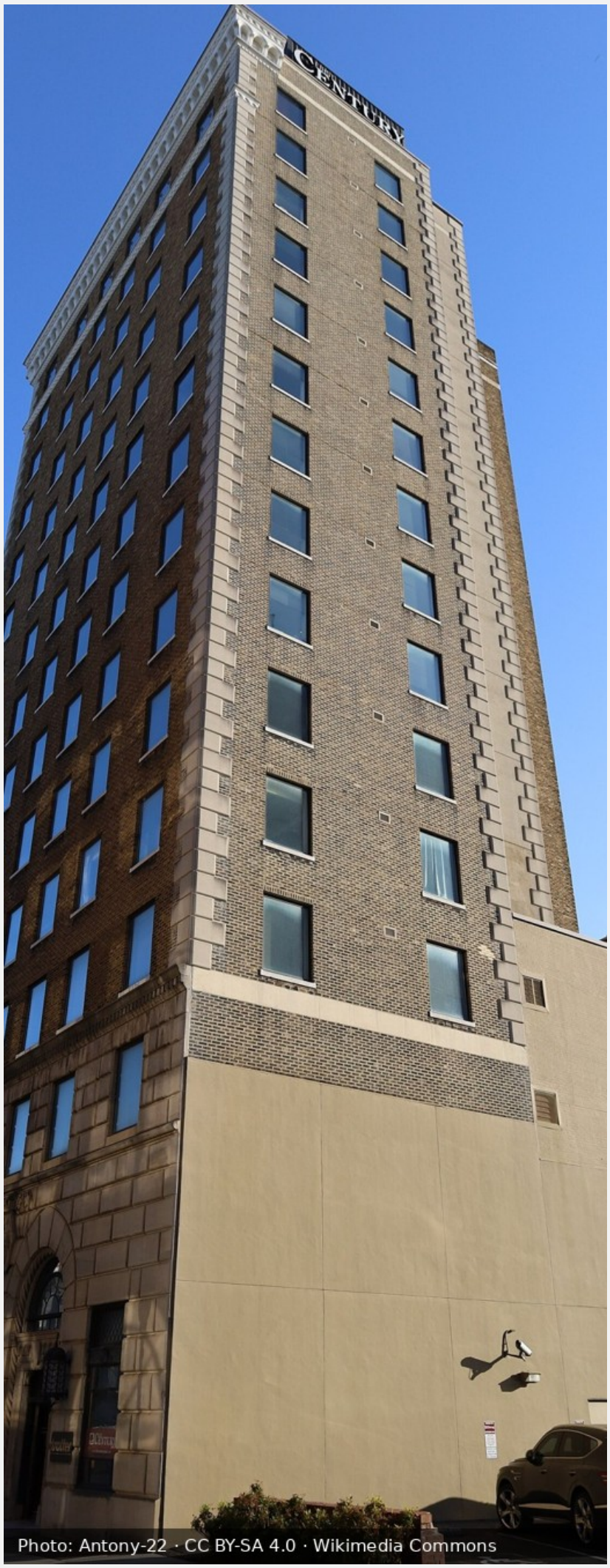


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02

Builders face a paradox

While Knoxville leads Tennessee in new construction establishments and builder activity, the market's high value-to-income ratio suggests that supply is not keeping pace with demand. This creates a feedback loop: more construction, but not more affordability. The market rewards builders who cater to niche demand, not those who expand access.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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