Tellico Village — #1 of 10: Top-to-Median Gross Rent Gap

Tellico Village leads TN in gross rent by 1.9x

Source: ALEX Intelligence, 2024

Swipe for insights →

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

THE DATA

1.9x

Top-to-Median Gross Rent Gap (2024)

Tellico Village's gross rent is 1.9 times the median rent across Knoxville's top 10 cities.

This 1.9x gap between the highest and median rent in the region reveals a growing polarization in housing affordability. Tellico Village, with a gross rent of $2,038, sits at the extreme end of the spectrum, while the median rent across the same cities stands at $1,191. This divide is not merely economic—it reflects a bifurcation in access to community amenities, infrastructure quality, and long-term investment.



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

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-knoxville-spread-gross-rent-place

01

Affordability is no longer regional

The 1.9x rent gap suggests that affordability in Knoxville is no longer a city-wide issue but a hyper-local one. While the city of Knoxville averages $1,191 in gross rent, places like Tellico Village have become exclusive enclaves where only high-income households can afford to live. This isn't just about price—it’s about access to services, schools, and safety nets that are increasingly gated by cost. The middle of the market is being squeezed between rising premiums and stagnant wage growth.

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


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

02

Growth is stratified, not shared

The data shows that new development and investment are not flowing evenly. Tellico Village's top-tier rent reflects a concentration of capital in select communities, while other areas in the metro—like Halls and Maryville—remain within reach of middle-income households. This suggests that economic growth is not inclusive; it's being captured by a small number of high-value enclaves. For real estate strategy, this means that long-term value is not in broad market expansion, but in identifying and securing positions within these high-growth, high-rent clusters.

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

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy