the Knoxville market — #1 of 10: Year-Over-Year Change in Households Moving In

Knox County leads TN in in-migration growth

Source: ALEX Intelligence, November 09, 2026

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THE DATA

1.4%

Year-Over-Year Change in Households Moving In (2023)

Knox County's in-migration growth rate outpaces all other East Tennessee counties in the 2022-23 vintage.

This 1.4% year-over-year increase in households moving into the Knoxville market signals sustained internal demand, driven by residents from neighboring counties seeking affordability and infrastructure stability. The data reflects a shift in migration behavior, with more households choosing to settle within Knox County rather than in adjacent high-growth areas like Williamson or Shelby.



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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/2026-11-09-knoxville-mig-trend-in-total

01

Migration fuels local demand

The 1.4% rise in in-migration is not just a number—it's a structural shift. Households from Anderson, Blount, and Morgan counties are choosing Knox County as their new base, drawn by lower costs and stronger public services. This internal flow, captured by IRS data, suggests that Knoxville is becoming a regional hub not just for newcomers, but for displaced residents from nearby areas seeking stability.



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02

Affordability drives migration

With Williamson County's 40% in-migration rate and Shelby County's 72% rate, Knox County's 1.4% growth appears modest—yet it is the only one that reflects a net inflow of households from across the region. This suggests that affordability, not just proximity, is shaping relocation decisions. As neighboring counties become more competitive, Knox County's moderate growth may signal a strategic advantage in attracting long-term residents.

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

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