Sevierville — #1 of 10: Home Value to Income Ratio

Sevierville leads TN in housing affordability stress

Home value to income ratio: 5.5x, per ALEX Intelligence 2026

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THE DATA

5.5x

Home Value to Income Ratio (2024)

Sevierville ranks first in Tennessee for the highest cost of housing relative to local income.

This ratio indicates that, on average, a home in Sevierville requires 5.5 years of median household income to purchase. This level of affordability stress is concentrated in the southern end of the Knoxville metro, where rapid growth has outpaced wage increases. The data reflects a growing divergence between housing costs and earnings capacity in key East Tennessee communities.



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

01

Affordability is a growing constraint

Sevierville's 5.5x ratio signals that housing is increasingly unattainable for median-income households, even as employment in tourism and healthcare grows. This imbalance suggests that without income growth aligned with price increases, long-term resident retention—especially among service workers and young professionals—will be at risk. The market is approaching a tipping point where affordability pressures could trigger a shift in migration patterns or stifle new development.

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02

Rising costs are concentrated in the metro's southern edge

The fact that Sevierville and Pigeon Forge tie for the highest ratio (5.5x) while Knoxville itself sits at 4.4x underscores a geographic bifurcation in affordability. This disparity reflects targeted development in resort-oriented communities, where high-end vacation homes and second-home demand inflate prices. As a result, the southern corridor of the Knoxville metro is becoming a premium housing zone, while central and northern areas remain relatively more accessible.

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