Knoxville — #1 of 10: Share of Homes in 50-Unit Buildings or Larger

Knoxville Leads TN in Large Apartment Share

8.7% of homes in 50+ unit buildings — source: ALEX Intelligence, 2026

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THE DATA

8.7%

Share of Homes in 50-Unit Buildings or Larger (2024)

Knoxville holds the highest share of large apartment stock among all Tennessee cities in the dataset.

This figure represents a structural shift in Knoxville’s housing inventory, signaling that nearly one in twelve homes is part of a large-scale apartment complex. The concentration is not incidental — it reflects long-term development patterns, institutional investment, and a growing preference for urbanized living in the city’s core.

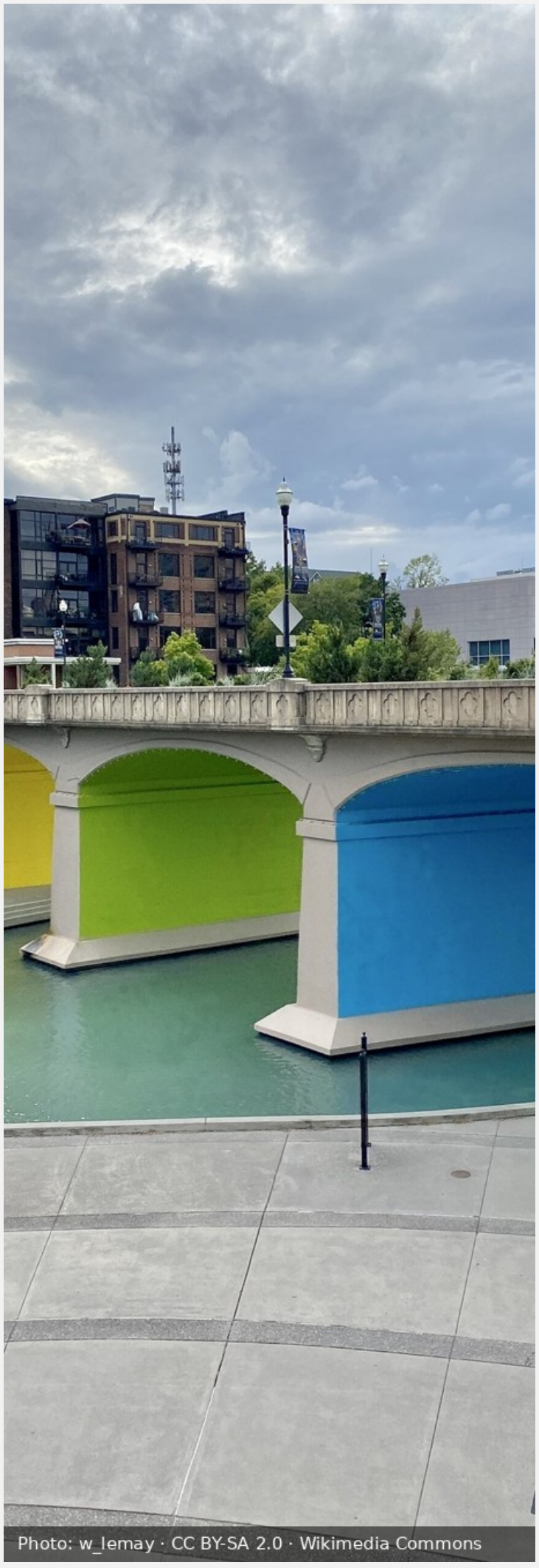


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-knoxville-apartment-share-place-mkt

01

Density as a Market Advantage

Knoxville’s high share of large apartment stock is not a sign of oversupply but a strategic asset. It enables greater affordability at scale, supports transit-oriented development, and attracts younger professionals and remote workers seeking urban amenities. This density acts as a magnet for service-sector jobs and small business growth, reinforcing the city’s economic resilience.

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02

The Hidden Trade-Off in Growth

While large apartments boost supply and affordability, they also compress housing diversity. With 8.7% of all homes in large buildings, smaller-scale housing — single-family homes, duplexes, and townhomes — faces increasing pressure. This dynamic may slow down neighborhood character development and reduce long-term equity-building opportunities for first-time buyers who rely on traditional home ownership.

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