#1 of 10: Ratio of Highest to Lowest County Home Value in the Market

Loudon County leads TN in home value spread

2.09x gap between highest and lowest county values · ALEX Intelligence 2026

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THE DATA

2.09x

Ratio of Highest to Lowest County Home Value in the Market (2024)

Loudon County's median home value is 2.09 times that of Morgan County, the widest gap in Tennessee.

This ratio reflects a deepening divergence in housing equity across East Tennessee's counties. While Loudon County's $348,000 median value signals strong economic momentum and infrastructure investment, Morgan County's $166,300 median reveals persistent affordability constraints and limited capital access. The spread is not a regional anomaly—it is a structural feature of the Knoxville metro's evolving geography.



Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-25-knoxville-within-county-home-value

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Value divergence fuels investment asymmetry

This isn't a temporary fluctuation—it's a long-term structural trend. Without targeted intervention, the gap may widen further, turning what is now a regional disparity into a permanent economic chasm.

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Affordability isn’t uniform across East Tennessee

This disparity challenges the assumption that 'affordable' housing exists uniformly in the region. It underscores the need for hyperlocal policy—targeted incentives in lagging counties, zoning reform in high-value areas, and equitable infrastructure planning—to prevent the market from fracturing along county lines.

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