





Knoxville, TN		
MSA		
 DEMOGRAPHICS	Population	947,107
	Population Change Since 2020	+3.9%
	Total Households	380,978
	Total Housing Units	423,117
	Employment Rate (city)	61.5%
	Employment Rate (state)	59.9%
	Median Household Income	\$ 69,872
	Median Age	40.7
	Older Population (>65 yrs)	19%
 HOUSING	Homeownership Rate (state)	67.3%
	Median Home Value	\$ 320,700
	Home Value Change – 1 Year	+6.57%
	Home Value Change – 5 Years	+95.31%
	Single-unit	73%
	Multi-unit	18%
	Mobile/Boat/RV	8%
	Owner Occupancy	71%
	Occupied vs. Vacant	90%
	Median Gross Rent	\$1,214
 INVENTORY	Active Listings (Nov 2024)	2,793
	Median Listing Price per Sq Ft	\$ 229
	Median Days on Market	5.76
	Listing Views per Property	14
	Rental Vacancy	< 10%
 MORTGAGES	Home Purchase	20,985 loans \$ 6.6 billion
	Home Improvement	3,942 loans \$ 544 mm
	Refinancing	2,511 loans \$ 730 mm
	Cash Out Refinancing	6,999 loans \$ 1.4 billion
SOURCES: U.S. Census Bureau, 2023 American Community Survey; Federal Housing Finance Agency, House Price Index, December 2024; Federal Reserve Bank of St. Louis, December 2024; Consumer Financial Protection Bureau, 2023 Home Mortgage Disclosure Act, Loan Applications.		