

Walton®

KNOXVILLE

REGIONAL MARKET REPORT • Q4 2022



2022

The Knoxville MSA, commonly known as "Greater Knoxville", is the third largest metro area in Tennessee. Centered around the largest city in East Tennessee, Greater Knoxville is best known for its numerous cultural and art centers, historical museums and sights, and landmark theaters. Like many of its surrounding regions, Knoxville is well-known for its southern hospitality, natural settings, and immense food scene.



Affordable Cost of Living



Strong State Economy



Growing Job Market



No Individual Income Tax

PEOPLE

*

POPULATION	893,002
MEDIAN AGE	40 y/o
HOUSEHOLDS	361,646
MEDIAN HOUSEHOLD INCOME	\$62,592

Source: US Census Bureau
*pulled from latest census data available

RANK

#2 Best Places to Live in Tennessee
#3 State in Fiscal Stability
#17 Most Affordable Places to Live in the U.S.

Source: US News & World Report

JOBS

UNEMPLOYMENT RATE	2.6%	(as of Dec. 2022)
TOTAL JOBS 2022	438,100	
JOBS ADDED Q4 2022	4,200	

Source: Bureau of Labor Statistics

ECONOMIC FACTORS

Greater Knoxville's stable economy and highly diversified workforce are two of the region's major economic assets. No one employment sector in Greater Knoxville accounts for more than 22% of the area's total employment. In recent years, Greater Knoxville has experienced significant growth in several business sectors like transportation, finance, and clean energy. Knoxville's economy is further bolstered by the University of Tennessee at Knoxville and the largest public power company in the U.S. – the Tennessee Valley Authority, which is headquartered in Knoxville.

Top Employers: # of Employees

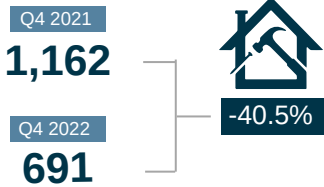
1. Covenant Health	11,357
2. University of Tennessee	8,959
3. Walmart Stores, Inc.	6,863
4. Oak Ridge National Laboratory	5,772

New & Notable Employers:

- Clayton Homes, Inc.
- United Parcel Service (UPS)
- Pilot Company

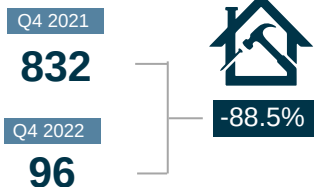
GROWTH TRENDS

SINGLE-FAMILY PERMITS



Source: U.S. Census Bureau

MULTIFAMILY PERMITS



Source: U.S. Census Bureau

NEW MEDIAN HOME PRICE



Source: NAR

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REGIONAL MARKET REPORTS • 4Q22

ARIZONA

MARICOPA COUNTY
PINAL COUNTY

CALIFORNIA

NORTHERN CALIFORNIA
SOUTHERN CALIFORNIA
CENTRAL CALIFORNIA

COLORADO

DENVER
COLORADO SPRINGS

FLORIDA

CENTRAL FLORIDA
SOUTHEAST FLORIDA
NORTHEAST FLORIDA

GEORGIA

ATLANTA
SOUTHEAST GEORGIA

D.C. - VA - MD

MARYLAND
RICHMOND

NEVADA

LAS VEGAS

NORTH CAROLINA

CHARLOTTE

SOUTH CAROLINA

UPSTATE - SPARTANBURG

TENNESSEE

CHATTANOOGA
KNOXVILLE
NASHVILLE

TEXAS

DALLAS-FORT WORTH
AUSTIN
HOUSTON

UTAH

ST. GEORGE

WASHINGTON

SEATTLE
SPOKANE

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