



Alcoa, Tennessee.

Current market data.

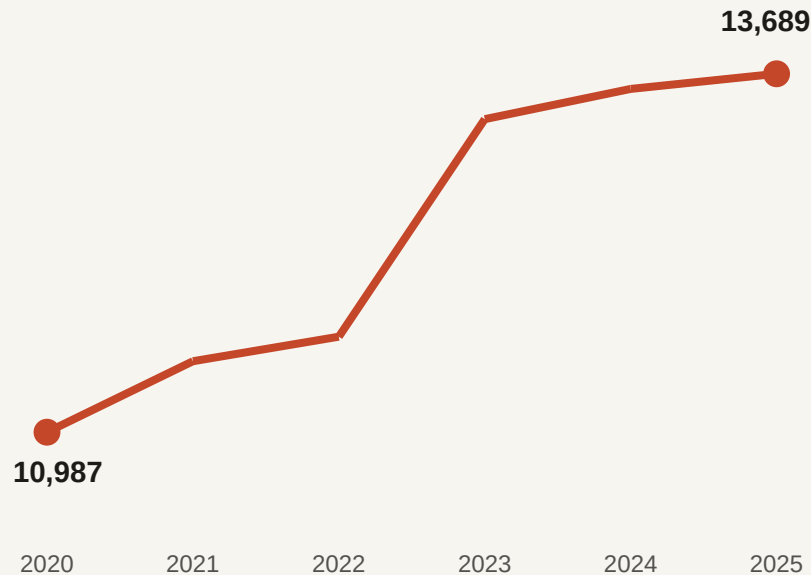
10 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 24.6% since 2020.

13,689

people, the 47th-largest of Tennessee's cities and towns.



THE WORKDAY

Nearly every job here goes
to someone who lives
somewhere else.

95.5%

of 18,087 jobs located in Alcoa are filled by in-commuters.



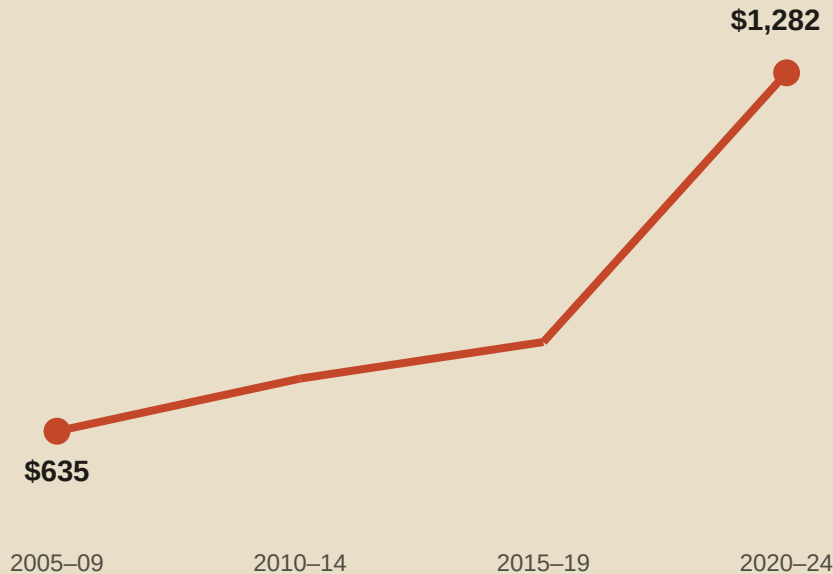
Each dot is 1% of jobs. Filled: held by in-commuters.

RENT

Median rent is up 102%
since the 2005–2009
survey, before inflation.

\$1,282

a month. Tennessee's median is \$1,189.





THE SEAM

Cross one tract line and median rent jumps \$749.

A \$749 gap between neighbors, the sharpest rent edge between adjacent tracts in Blount County.

TRACT 116.05

\$917

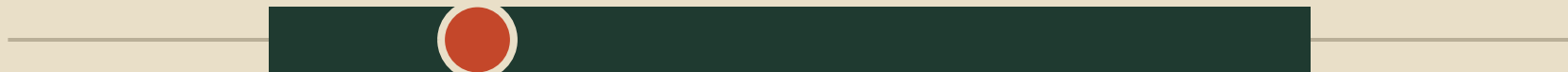
TRACT 116.03

\$1,666

ROOM TO BUILD

The median rent sits inside what local wages can carry.

\$1,165–\$1,748



\$1,282 median

is the monthly rent range local workforce wages support.

BUILDING

69% of the housing here was built before 2000.

1,710

homes permitted in ten years,
2016–2025

76%

of those were in multifamily
buildings

69%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–3.2% to the 5,641 homes here.

19–181

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 3%
less than Tennessee's.

\$277,100

median home value in Alcoa.

Alcoa



\$277,100

Tennessee



\$286,700

U.S.



\$332,700

THAT WAS ALCOA'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/tn/alcoa/

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