



Knoxville, TN

2021

Mean Appraised Value

\$ 336,177

Mean Appraised Value in
Communities of Color

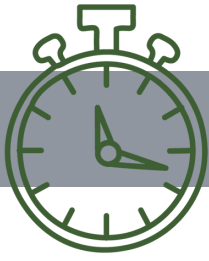
\$ 261,512



Mean Appraised Value in
White Neighborhoods

\$347,340

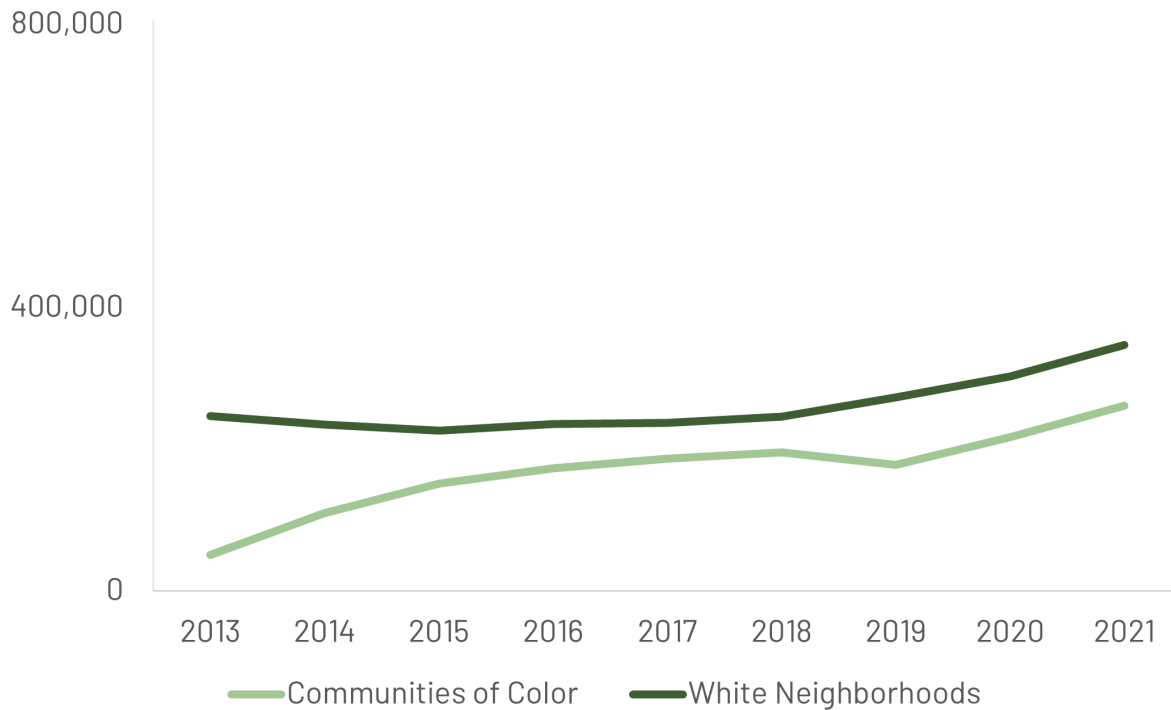
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	50,420	109,884	151,557	173,008	186,909	195,592	177,480	216,963	261,512
White Neighborhoods	246,539	234,718	226,096	235,578	237,340	246,112	273,378	302,667	347,340

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised