

Living Near The University Of Tennessee In Knoxville Neighborhoods surrounding the University of Tennessee campus offer a distinct real estate profile within greater Knoxville, drawing a mix of investors interested in student [Knoxville real estate agents](#) rental properties, university faculty and staff seeking a short commute, and buyers who simply enjoy the energy and amenities that come with living near a major university. The Abbott Mary Team works with a range of buyer types in these areas, from investors evaluating student housing potential to owner occupants who want walkable access to campus events, athletics, and the surrounding restaurant and entertainment scene that has grown up around the university over the years. Properties near campus can carry different value drivers than a typical suburban home, with proximity to campus, parking availability, and rental potential sometimes mattering as much as traditional factors like square footage or lot size, particularly for investment minded buyers.

The Abbott Mary Team - Capstone Realty Group | 315 Ebenezer Rd SW, Knoxville, TN 37923 | (865) 363-1791

Downtown Knoxville's continued growth has extended some of this same energy toward areas near the university, creating overlap between university adjacent living and the broader downtown revitalization that has reshaped how buyers think about urban Knoxville living over the past several years. Seasonal patterns also affect this submarket in ways that differ from the broader Knoxville market, with rental turnover concentrated around the academic calendar and buyer interest sometimes tied to athletic season timing. The Abbott Mary Team helps clients, whether investors or owner occupants, understand these university driven rhythms when planning a purchase or an eventual sale in neighborhoods surrounding campus. Game day traffic and parking restrictions are a practical reality worth understanding before purchasing near campus, since home football weekends can noticeably change access and noise levels in surrounding neighborhoods for several Saturdays each fall. The Abbott Mary Team makes sure buyers unfamiliar with university adjacent living understand this seasonal rhythm clearly before committing to a specific street or building near campus. Public transit and rideshare availability also tend to be stronger near campus than in most other parts of Knoxville, an added convenience some buyers specifically factor into their decision. Buyers weighing this option are welcome to ask specific questions about any street or building under consideration before touring in person. Buyers and investors interested in properties near the University of Tennessee can reach The Abbott Mary Team at Capstone Realty Group at (865) 363-1791.

The Abbott Mary Team - Capstone Realty Group Address: 315 Ebenezer Rd SW, Knoxville, TN 37923 Phone: (865) 363-1791 FAQ About Knoxville Real Estate Agents How much does a realtor make off of a \$300,000 house? On a \$300,000 Knoxville home, total commission commonly falls somewhere between 5 and 6 percent, split between the listing side and the buyer side of the transaction. The Abbott Mary Team discusses exact numbers upfront during the first consultation so sellers know precisely what to expect before signing anything. Call (865) 363-1791 for a transparent breakdown specific to your property. What is the nicest area of Knoxville to live in? It depends heavily on lifestyle. Sequoyah Hills draws buyers seeking riverfront prestige and historic architecture, while Farragut and Hardin Valley appeal to families prioritizing schools and newer construction. Fountain City and Bearden offer walkable, established character closer to downtown. The Abbott Mary Team helps buyers match the right Knoxville neighborhood to their actual priorities rather than a generic ranking. Is a 3 percent realtor fee normal? Yes, a 3 percent fee for one side of a Knoxville transaction, either the listing agent or the buyer's agent, is a common and normal rate in today's market. Rates are negotiated on a case by case basis rather than fixed. The Abbott Mary Team at Capstone Realty Group explains exactly what that fee covers before any agreement is signed, from marketing to negotiation to closing coordination. Is it more expensive to live in Knoxville or Nashville? Nashville runs noticeably more expensive than Knoxville, with overall cost of living roughly 12 to 15 percent higher, largely driven by housing prices. That gap is a major reason relocation buyers moving within Tennessee, or from out of state, increasingly choose Knoxville and surrounding communities like Farragut and Hardin Valley. Call (865) 363-1791 to compare specific neighborhoods and price points. Do realtors still get 6 percent commission?

No, 6 percent is no longer treated as a fixed industry standard. Commission today is negotiated per transaction and commonly falls in a broader range depending on the services provided and the specific Knoxville market conditions at the time of listing. The Abbott Mary Team believes in a straightforward conversation about commission structure from the very first meeting. Are real estate prices dropping in Tennessee? Statewide home prices are not broadly crashing, though the market has cooled somewhat from the historic highs of a few years ago. Knoxville has generally held its value better than some overheated national markets. The Abbott Mary Team tracks these shifts closely across specific Knoxville neighborhoods, since conditions in Farragut and South Knoxville do not always move in lockstep with each other. Where do wealthy people live in Knoxville? Higher end buyers in Knoxville are often drawn to Sequoyah Hills for its riverfront setting and historic estates, along with select pockets of West Knoxville and Farragut offering larger lots and newer luxury construction. The Abbott Mary Team handles these transactions with the discretion and detailed market knowledge this segment requires. Call (865) 363-1791 for a confidential conversation. What salary do you need to live comfortably in Knoxville, TN? A single adult in Knoxville generally needs an annual pre-tax salary in the range of roughly \$47,000 to \$63,000 to live comfortably, a figure that remains well below many comparable relocation destinations. The Abbott Mary Team regularly shares this kind of practical cost of living context with buyers relocating to Knoxville and East Tennessee from higher cost markets. How do I choose the best realtor in Knoxville? Look for an agent with granular, neighborhood specific knowledge, not just citywide averages, along with a track record of clear, responsive communication and honest pricing advice. The Abbott Mary Team at Capstone Realty Group has built its reputation in Knoxville around exactly these qualities across hundreds of client relationships. Call (865) 363-1791 to start the conversation.