THE 7 MISTAKES RELOCATION BUYERS MAKE

And How to Avoid Them — By Todd Jewell

LIVING IN KNOXVILLE TEAM

Thinking about relocating to Knoxville, TN?
You're not alone — but making a successful move requires more than picking a house on Zillow.

After 15+ years helping families and retirees relocate to East Tennessee, I've seen the emotional highs and the expensive missteps. This quick guide is here to help you relocate smarter, avoid regret, and move with confidence.

Mistake #1: Relying Too Much on Online Listings

Zillow can show you photos — but it can't tell you how it feels to live there.
Neighborhoods in Knoxville vary widely in pace, community vibe, and amenities. Many people fall in love with a house, only to realize later the location doesn't fit their lifestyle.

PRO TIP:

Start with the area, not the house. I always walk my clients through lifestyle-based neighborhoods first — then we find homes that match.

Mistake #2: Underestimating the Emotional Impact of a Relocation

A relocation isn't just a change of address — it's a change of rhythm, relationships, and identity.
I've worked with clients who thought they were ready... until they hit emotional roadblocks.

PRO TIP:

Talk through your why for moving. Do you want connection? Peace and quiet? A fresh start? The best relocations happen when emotion and strategy align.

Mistake #3: Skipping Pre-Move Exploration Trips

Trying to buy sight-unseen? Nothing replaces seeing and feeling the area in person.Even with virtual tours, it’s impossible to feel how an area or neighborhood will live.

PRO TIP:

Plan a quick trip to Knoxville. I often guide clients through different communities, parks, schools, and shopping areas — before we view houses.

Mistake #4: Picking the Wrong Agent (or None at All)

Not all agents are relocation experts. Many don’t understand the nuances of buying from afar — or the level of service you’ll need.

PRO TIP:

Work with someone who specializes in out-of-state buyers. My process is designed to support you from Day 1, even if you’re 1,000 miles away.

Mistake #5: Not Understanding Tennessee's Market Pace

Knoxville isn’t a big city — but it’s hot. Some neighborhoods move quickly, while others sit for months. Knowing where to watch matters.

PRO TIP:

Let me show you which areas are appreciating fastest, which are undervalued, and where your budget goes furthest.

Mistake #6: Assuming Every Area of Knoxville Feels the Same

From Farragut to Northshore, South Knox to Halls, Knoxville offers very different experiences in each pocket. Some are ideal for families, others for retirees or creatives.

PRO TIP:

Tell me what matters most (walkability? schools? space?) and I'll guide you to your ideal neighborhood.

Mistake #7: Trying to Time the Market Instead of Timing Your Life

Waiting for the "perfect time" can cost you opportunities — and peace of mind. The best time to move is when your life is telling you it's time.

PRO TIP:

Focus on lifestyle fit first, and I'll help you navigate the market second.

About Todd Jewell

Todd is the founder of the Living in Knoxville Team and a relocation specialist with 15+ years of experience helping out-of-state buyers confidently move to East Tennessee. Known for his honesty, insight, and high-touch service, Todd brings deep local knowledge and genuine care to every client he works with.

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NEXT STEPS

Ready to explore Knoxville seriously? Here are your next best steps:

✅ Schedule a free 30-minute Relocation Consult with me
✅ Get a custom relocation plan based on your budget, timeline, and goals
✅ Learn which neighborhoods fit your lifestyle before you spend hours online

➡️ BOOK YOUR FREE RELOCATION CALL:

[Book Here]

Let’s make your move to East Tennessee the best decision you’ve ever made.