

3.19x Build Rate Gap in Nashville's Counties

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Maury County leads Davidson by over three times in new home permits per capita

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THE DATA

3.19x

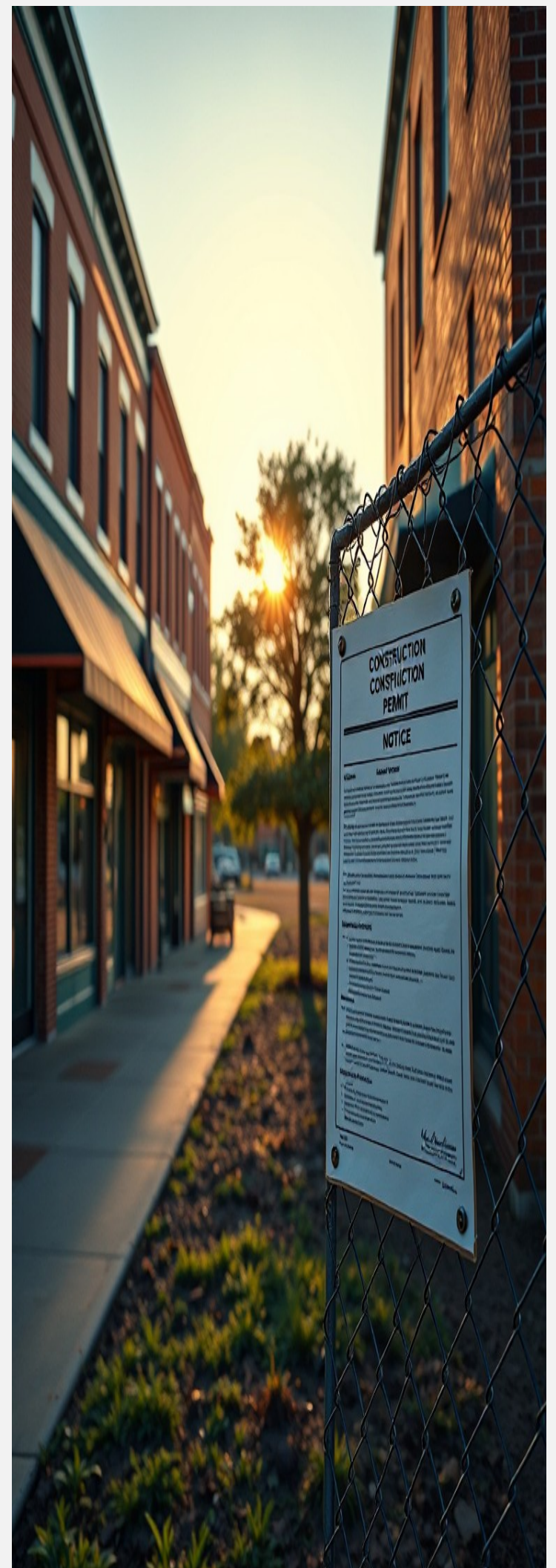
Ratio of Highest to Lowest County Permit Rate per 1,000 Residents (2025)

Maury County's new home approval rate is 3.19 times higher than Davidson County's, the lowest in the metro.

This disparity reflects not just zoning differences, but a structural divergence in how growth is being allocated across the region. Maury County's aggressive permitting suggests a long-term strategy to absorb population and economic expansion, while Davidson County's constrained pace may signal a hardening of development boundaries in the urban core.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2025; population from U.S. Census Bureau, American Community Survey 5-year estimates, 2024 • ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-13-nashville-permits-county-spread>



01

Growth is shifting, not spreading

The 3.19x gap reveals that Nashville's expansion is not a balanced, city-wide phenomenon—it is a directional shift. Maury County is becoming the primary engine of new construction, drawing builders, buyers, and infrastructure investment away from Davidson. This is not urban sprawl; it is a reconfiguration of the metro's growth axis, with Maury emerging as the new frontier for housing supply and development policy.



02

Davidson's limits are a strategic choice

Davidson County's low permit rate isn't a market failure—it's a policy signal. With constrained land availability and stricter zoning, the county is prioritizing quality over quantity, protecting historic neighborhoods and preserving urban character. This approach may slow inventory growth but strengthens long-term asset value and community cohesion, creating a high-barrier market that rewards foresight and patience.

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