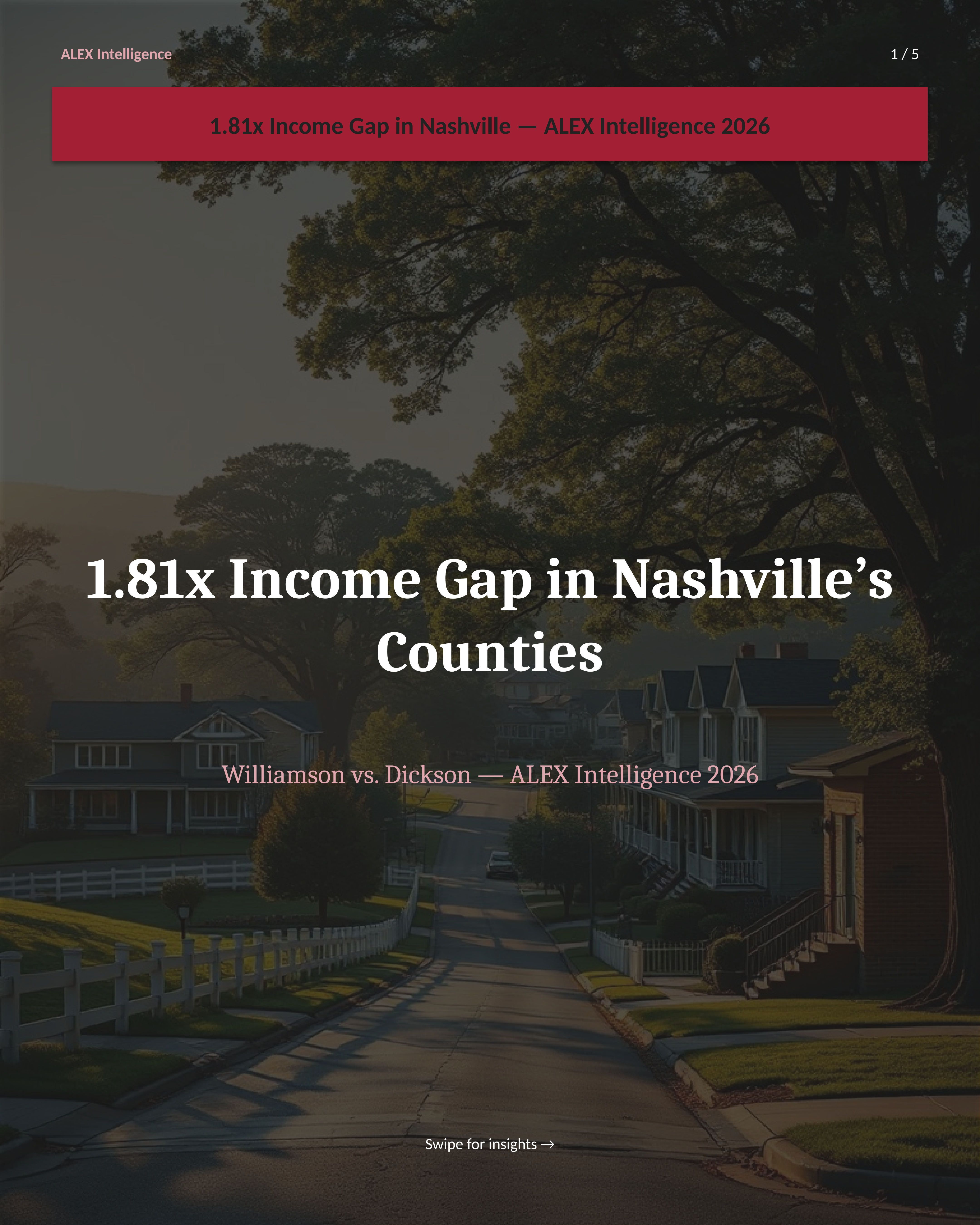

1.81x Income Gap in Nashville — ALEX Intelligence 2026

1.81x Income Gap in Nashville's Counties

Williamson vs. Dickson — ALEX Intelligence 2026

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THE DATA

1.81x

Ratio of Highest to Lowest County Median Household Income in the Market (2024)

This ratio reflects the widest disparity in household income across the Nashville metro's counties.

The 1.81x gap between Williamson County's $135,594 median household income and Dickson County's $75,003 reveals a deep structural divide in economic access and opportunity within the metro. This is not a regional anomaly — it is the defining economic topology of the Nashville market today. The gap is widening faster than housing supply can adapt, particularly in high-demand corridors like the I-440 and I-65 corridors, where income-based displacement is already measurable.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-16-nashville-within-county-median-income

01

The Market Is Segregating by Income, Not Just by Zip Code

This 1.81x disparity is not a statistical footnote — it is a real estate engine. High-income counties like Williamson are driving demand for luxury housing, premium amenities, and private education, while lower-income counties like Dickson face rising rents, underinvestment, and limited access to capital. The result is not just unequal development, but a bifurcated housing market where supply and demand are no longer aligned across the metro. This divergence is accelerating the formation of economic enclaves, where access to opportunity is determined by county line rather than city limits.

02

Policy Is Catching Up to the Divide

Recent city actions — from the postponement of the ‘No Right on Red’ proposal to the Gallatin Corridor safety upgrades — signal a growing recognition that infrastructure and policy must respond to uneven economic growth. The city’s Vision Zero initiative and senior center renovations reflect a new priority: equity in access. But these efforts are reactive, not structural. Without targeted investment in lower-income counties, the 1.81x gap will continue to widen, undermining long-term stability and economic cohesion across the entire metro.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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