2.45x Home Value Gap Across Nashville Counties — ALEX Intelligence 2026

2.45x Home Value Gap in Nashville's Counties

Williamson vs. Dickson reveals deep economic fragmentation across the metro

THE DATA

2.45x

Ratio of Highest to Lowest County Home Value in the Market (2024)

The widest gap in home value among Nashville's counties is 2.45 times, measured between Williamson and Dickson County.

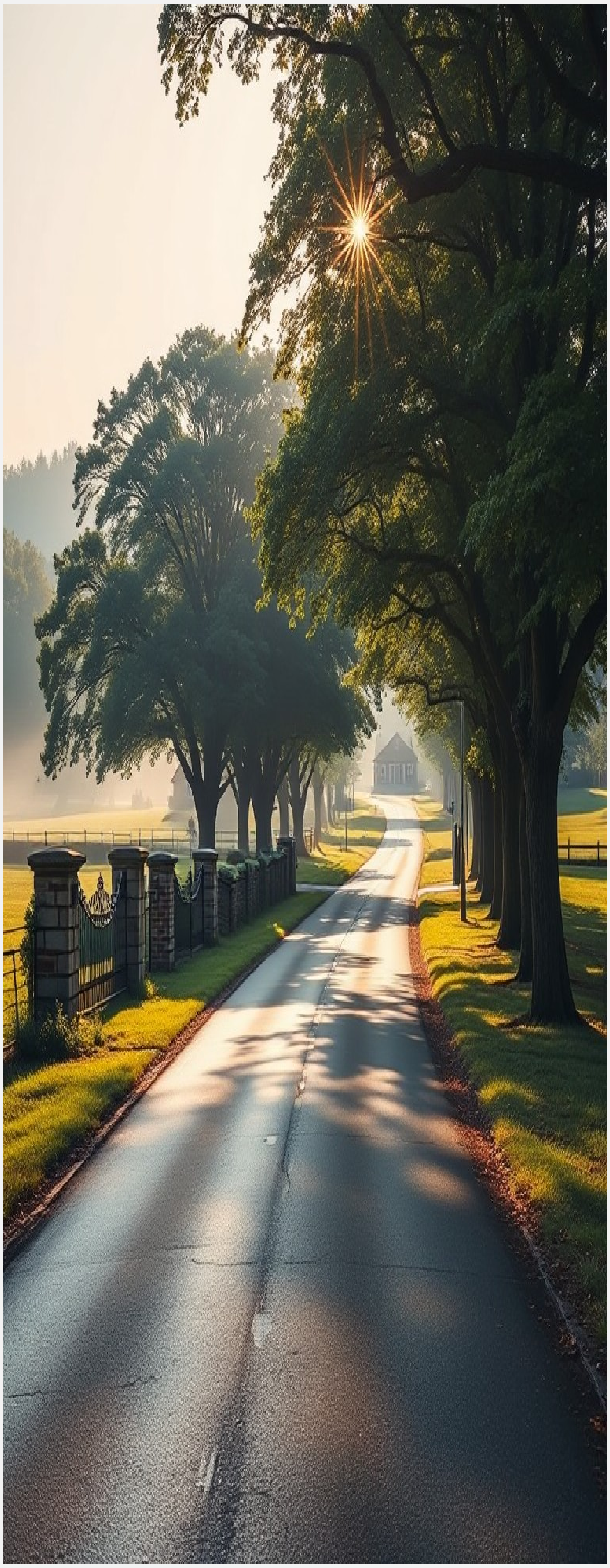
This ratio reflects more than just price differences — it signals divergent investment, infrastructure access, and long-term growth trajectories. Williamson County, at $751,900, represents a high-income, high-investment corridor, while Dickson County at $306,400 remains underdeveloped with fewer capital inflows and lower property tax bases. The gap is not a statistical outlier; it is structural.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-18-nashville-within-county-home-value

01

Value Disparity Drives Migration Inequality

This imbalance threatens long-term sustainability. If growth is concentrated in a few counties, the entire metro risks becoming a patchwork of economic enclaves rather than a unified region with shared prosperity.



02

Infrastructure Follows Wealth, Not Need

Without intentional policy intervention, this cycle will entrench inequality. The next phase of regional planning must prioritize equitable capital allocation, not just growth in high-value zones.

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

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