

1.5-Point Unemployment Spread Across Nashville Counties

1.5-Point Unemployment Gap in Nashville

Maury County vs. Williamson County, July 2026

THE DATA

1.5

Spread in County Unemployment Rate Across the Market, in Points (July 2026)

The gap between Maury County's 4.3% and Williamson County's 2.8% reflects a widening divide in economic opportunity within the Nashville metro.

This 1.5-point spread is not a seasonal fluctuation—it's a persistent structural imbalance. Maury County, with its higher unemployment, faces deeper challenges in workforce retention and business attraction. Williamson County's low rate signals robust job growth and capital inflow, reinforcing its status as a high-opportunity corridor.

01

The Gap Is a Policy Signal

This unemployment spread is not just data—it's a warning. The 1.5-point gap underscores that economic development is not evenly distributed. Counties like Maury, with higher unemployment, are not lagging due to lack of demand but due to insufficient investment in workforce training, infrastructure, and business incubation. The real estate market cannot ignore this imbalance—housing demand in high-unemployment areas will remain constrained unless targeted interventions occur.

02

Investment Follows the Unemployed

The inverse relationship between unemployment and capital flow means that areas with lower joblessness attract more private investment. Williamson County's 2.8% unemployment isn't just a result of strong labor markets—it's a magnet for developers, tech firms, and high-income households. For real estate strategists, this means that the most resilient markets aren't just those with low unemployment, but those where low unemployment is **sustainable** and **inclusive**. Maury County's 4.3% rate suggests a need for rethinking how growth is anchored and distributed.

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