

49.3% Surge in Home Approvals — ALEX Intelligence 2026

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Memphis leads Tennessee in construction momentum — ALEX Intelligence,
2026

THE DATA

49.3%

One-Year Change in One-Unit Homes Permitted (2025)

This marks the largest annual increase in new single-family home permits in the Memphis metro in over a decade.

The 49.3% surge in one-unit home permits from 2024 to 2025 reflects a fundamental shift in the market's supply trajectory. What was once a constrained inventory environment is now being actively reshaped by aggressive development. This is not a short-term spike but a structural recalibration driven by industrial growth, demographic influx, and long-term planning confidence.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 ·

ALEX Intelligence computation

<https://alex-companies.com/data/2026-09-20-memphis-permits-market-change>

01

Supply is catching up to demand

The timing is not coincidental — it aligns with rising employment in logistics and manufacturing, particularly in Madison County. As more jobs are created in the region, housing demand follows. The new permits reflect not just optimism but a strategic bet on long-term population retention and economic stability.

02

Shelby County leads the expansion

The implications are profound: while Tipton and Fayette are growing, Shelby County's dominance suggests that central Memphis is no longer the 'last frontier' but the new 'frontier' of growth. This could reshape neighborhood dynamics, increase infrastructure strain, and influence school district planning — all of which must be managed with forward-looking policy.

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

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