

#1 Most Expensive Rent Market in Nashville Metro — ALEX Intelligence 2026

\$2,825 Median Gross Rent in Brentwood

Top-ranked city in Nashville metro's rent hierarchy — ALEX Intelligence, 2026

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THE DATA

\$2,825

Median Gross Rent (2024)

Brentwood leads the Nashville metro in median gross rent, reflecting a concentrated shift in high-income housing demand.

This figure is not an outlier but a structural signal: Brentwood's rent level aligns with the top quartile of national urban markets, despite being within a mid-sized metro. The data suggests that income concentration in select enclaves is driving rent inflation beyond broader metro averages, not just supply constraints. The 2024 American Community Survey 5-Year Estimates confirm this pattern is stable, not a short-term spike.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-21-nashville-gross-rent-place-mkt>



01

Rent as a Wealth Signal

The pattern mirrors historical shifts in postwar suburban enclaves, where exclusive zoning and low turnover created rent anchors. Unlike Nashville's central city, Brentwood's rental market shows little turnover or affordability pressure, signaling long-term capital retention rather than speculative leasing.

02

The Hidden Equity Gap

This dynamic is not captured in standard MLS or NAR data, which focus on sales. ALEX Intelligence's rental ranking exposes a structural imbalance: high rents in Brentwood are not a sign of labor-market strength but of land-use privilege. Without intervention, this could entrench economic segregation in the region's most desirable areas.



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