

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

\$2,825 Median Gross Rent — #1 in Nashville

Brentwood leads the metro in rental cost, revealing a new tier of residential
value

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THE DATA

\$2,825

Median Gross Rent (2024)

Brentwood's rent is the highest in the Nashville metro, reflecting a growing concentration of high-income residential demand.

This figure, derived from the 2024 American Community Survey, signals that Brentwood has become a de facto enclave for premium housing. This is not a transient spike but a structural shift in where capital and household income are being allocated.

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 Value Signal

The \$2,825 median rent in Brentwood is not just a price — it's a market signal. It indicates that the city has crossed a threshold where housing is no longer just shelter but a financial asset with measurable premium demand. This premium is driven not by new construction, but by entrenched desirability: strong schools, low density, and perceived permanence. The data suggests that Brentwood is not merely expensive — it is becoming a benchmark for what 'high-value' means in the region.

02

The Inequality of Access

While Brentwood sets the top of the rent curve, the contrast with Murfreesboro at \$1,481 reveals a deepening divide. This is not a supply-side story — it's a demand-side polarization. As higher-income households cluster in Brentwood, lower-income households are being pushed toward the periphery, with limited access to the same amenities, infrastructure, and job proximity. The rental hierarchy is now a proxy for social and economic segregation.



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