

9.4% Housing Vacancy Rate – #1 in Nashville

Columbia Leads Nashville in Vacancy Rate

9.4% unoccupied units—highest in the metro, per ALEX Intelligence 2026

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THE DATA

9.4%

Housing Vacancy Rate (2024)

Columbia holds the highest vacancy rate in the Nashville metro, according to the latest ALEX Intelligence data.

This figure is not a sign of distress but reflects a structural surplus in unoccupied housing. Columbia's 9.4% vacancy rate—driven by second homes, seasonal units, and new construction inventory—suggests that the market is absorbing supply differently than core urban centers. The distinction is critical: high vacancy does not equal weak demand, but rather a divergence in usage patterns and supply deployment across the metro.

01

Vacancy as a Strategic Signal

A high vacancy rate in Columbia is not a warning—it's a signal. It indicates that developers and investors are positioning for future demand, deploying capital into areas with long-term growth potential. Unlike Nashville-Davidson, where inventory is tight and priced for immediate occupancy, Columbia is acting as a buffer zone for the metro's expanding housing pipeline. This suggests a deliberate, forward-looking allocation of supply, not a failure to sell.



02

The Urban-Rural Divide in Housing Strategy

The gap between Columbia's 9.4% vacancy and Nashville-Davidson's 9.1% reveals a deeper strategic split: urban centers are under pressure due to constrained inventory, while suburban and exurban markets are deploying supply with longer time horizons. This dynamic reflects a shift in how capital is being deployed—not just for occupancy, but for future appreciation. The result is a metro where supply is not equally distributed, but strategically layered across zones with different time-to-occupancy expectations.

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