

67.7% Million-Dollar Homes — Brentwood, TN

67.7% of Homes \$1M+ in Brentwood

The deepest million-dollar concentration in Nashville — ALEX Intelligence,
2026

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THE DATA

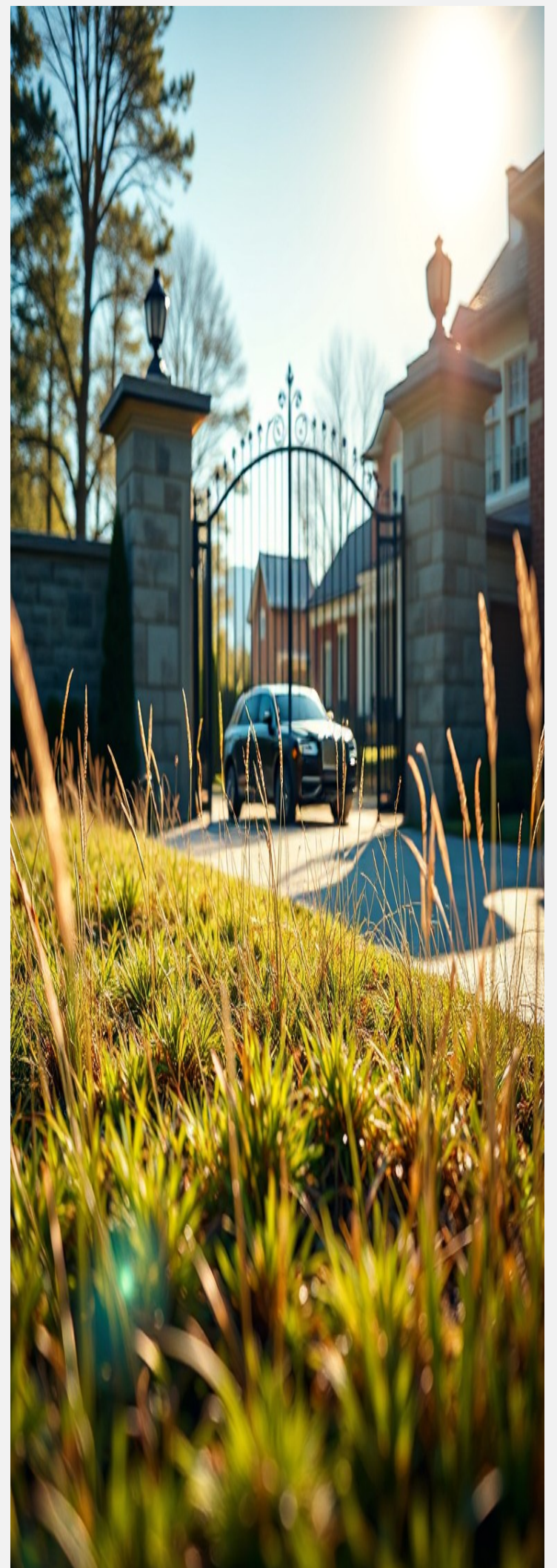
67.7%

Share of Homes Valued \$1M or More (2024)

Brentwood leads all Nashville-area cities in the share of homes valued at \$1 million or more.

This figure represents a structural divergence: while the broader Nashville metro averages just 13.6%, Brentwood's real estate market has evolved into a high-end enclave. The concentration suggests a market where affordability is not a primary driver for new construction or investment. This is not a trend of rising prices across the board — it is a selective, deepening stratification.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-24-nashville-million-share-place-mkt>



01

Wealth Is Not Growing — It's Concentrating

The data reveals that growth in the highest tier is not distributed — it's captured. This has implications for public services, school funding, and regional equity. If new development doesn't include affordable or middle-income units, the city risks becoming a gated economy where access to opportunity is determined by property value, not income.



02

The Metro Council Is Watching This

This isn't just about real estate — it's about power. The fact that one city holds nearly two-thirds of all \$1M+ homes in the metro, while the city of Nashville itself lags at 13.6%, suggests a growing rift in governance priorities. Future decisions on transit, schools, and housing policy may be shaped by whether the city sees itself as a unified region or a collection of increasingly divergent economic zones.

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