

#1 in Single-Family Share – Memphis, TN 2026

99.8% Single-Family Dominance in Memphis

Oakland leads Tennessee in detached home share — a structural edge

Swipe for insights →

THE DATA

99.8%

Share of Homes That Are Single-Family Detached (2024)

Oakland, Tennessee, leads the Memphis metro with nearly every home built as a detached single-family unit.

This level of single-family dominance is not just a housing preference—it's a foundational real estate advantage. With 99.8% of homes in Oakland being detached, the city offers unparalleled land-use predictability, long-term stability, and resistance to market volatility. This is not a trend; it's a built-in resilience mechanism.

01

Land Is the True Asset Class

Such a configuration also shields the area from the economic shocks that plague high-density markets —where overbuilding and turnover can collapse values overnight. Memphis's single-family core acts as a natural buffer against overdevelopment and regulatory turbulence.



02

Exclusivity Through Scale

This uniformity attracts long-term residents, stabilizes tax bases, and reduces infrastructure strain. It also positions the Memphis metro as a destination for those seeking permanence—where homes are not just investments, but homes for generations.

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

Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

