

0.4% Seasonal Homes — ALEX Intelligence 2026

0.4% Seasonal Homes — Memphis's Quiet Stability

The city with the lowest second-home share in Tennessee — ALEX Intelligence
2026

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THE DATA

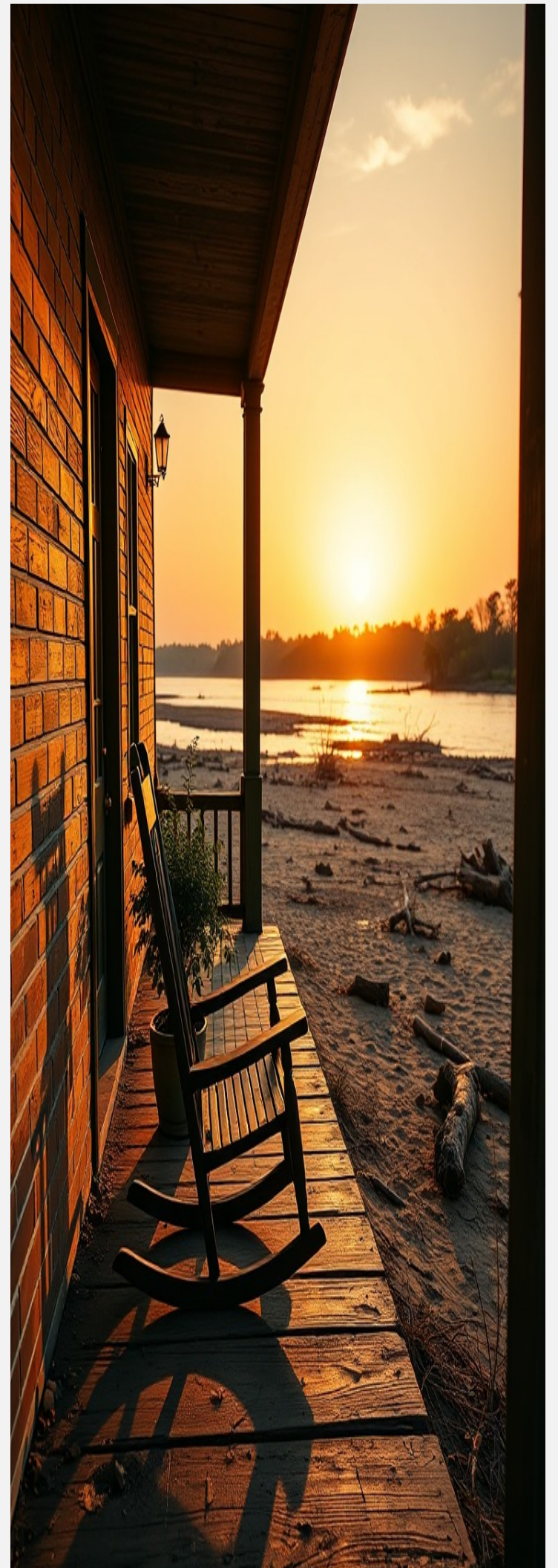
0.4%

Share of Homes Held for Seasonal Use (2024)

Oakland and Memphis tie for the highest share in the metro — but even that is negligible.

This figure, drawn from the 2024 American Community Survey 5-Year Estimates, reveals that Memphis is not a seasonal destination. The vast majority of homes are permanent residences, not vacation properties. This suggests deep residential entrenchment, with little turnover driven by tourism or short-term rental demand.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-26-memphis-seasonal-share-place-mkt>



01

No Second Homes = Deep Roots

In contrast to coastal or resort markets where second homes dominate, Memphis's low seasonal share signals a city where real estate is tied to identity, not investment speculation. This makes the market resilient to short-term volatility.

02

Resilience in the Long Game

Over time, this entrenchment supports consistent tax revenue, sustained neighborhood investment, and a stronger foundation for community-led development. The city is not building for tourists — it's building for its people.



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

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