

93.6% Owner Occupancy — #1 in Nashville

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Nolensville leads the metro in long-term housing commitment

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THE DATA

93.6%

Owner Occupancy Rate (2024)

Nolensville leads the Nashville metro with the highest rate of owner-occupied homes.

This figure reflects a community built on stability, not turnover. In a region where migration and market volatility are common, Nolensville's rate signals a deep cultural and economic commitment to place. High owner occupancy correlates with stronger local investment, better school outcomes, and lower vacancy-driven instability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-09-27-nashville-owner-share-place-mkt>



01

Stability Over Speculation

Nolensville's 93.6% owner-occupancy rate suggests a housing market anchored in permanence. Unlike high-turnover suburbs, where rental demand or flip culture drives volatility, Nolensville's residents are not transients. This implies enduring community institutions, consistent property maintenance, and a low reliance on short-term rental income—key factors in sustainable neighborhood health and resilience to economic shocks.



02

The Hidden Engine of Local Wealth

High owner occupancy is not just a demographic marker—it's an economic engine. When residents stay long-term, they build equity, contribute to local tax bases, and support small businesses. In Nolensville, this creates a feedback loop: stable homeownership attracts more long-term residents, reinforcing community cohesion and reducing the need for external market interventions. This model may explain why Nolensville has avoided the boom-bust cycles plaguing other parts of the metro.

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