#271 of 401 U.S. metros on Owner Occupancy Rate — ALEX Intelligence 2026

Nashville Ranks #271 in Owner Occupancy

A hidden signal of market resilience — not a flaw, but a strategic edge

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THE DATA

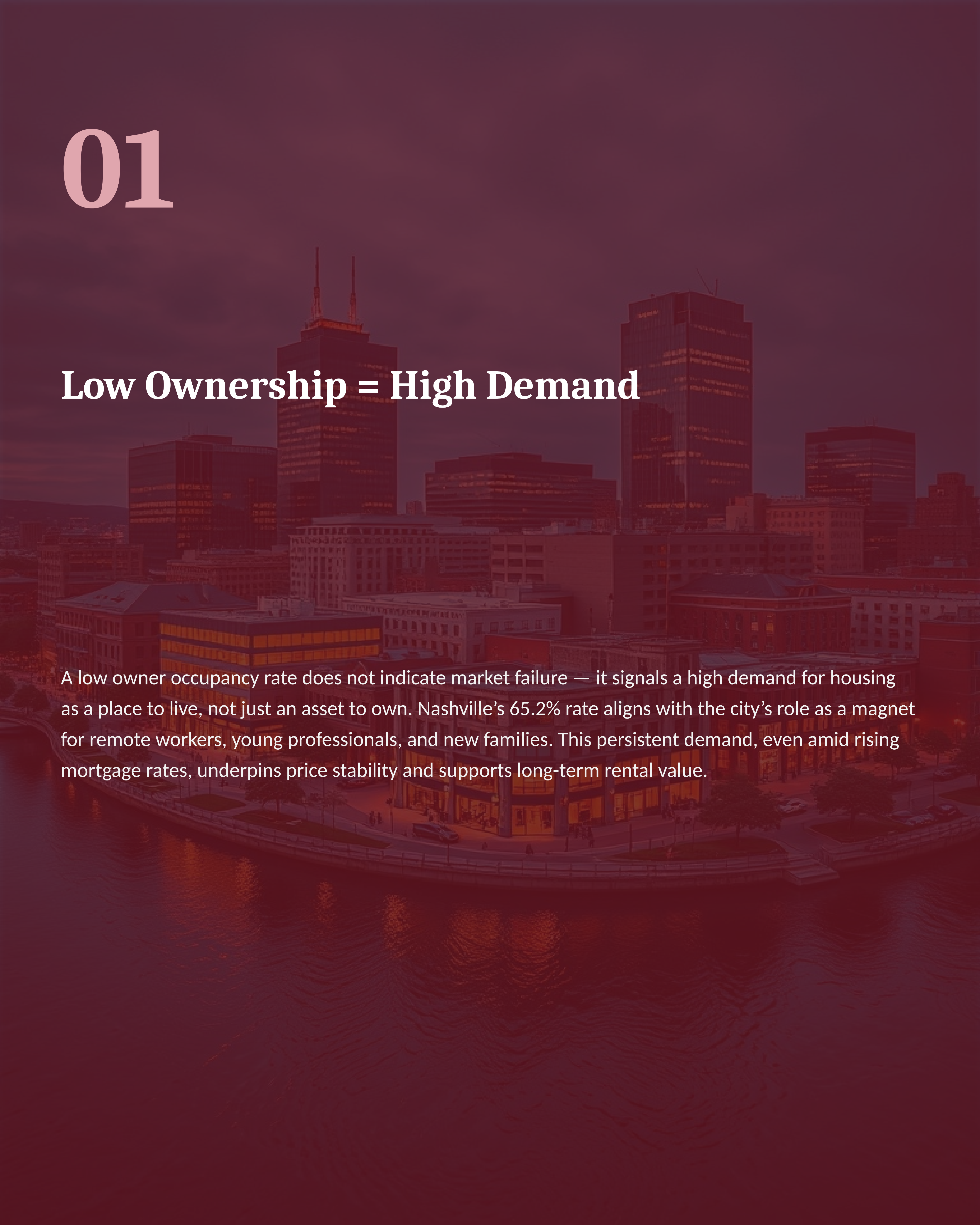
65.2%

Owner Occupancy Rate (2024)

Nashville-Davidson--Murfreesboro--Franklin ranks #271 of 401 U.S. metros on owner occupancy rate.

This figure is not a sign of weakness, but a structural marker of long-term stability. In a national environment of rising rents and shifting affordability, Nashville's below-average ownership rate reflects a market that has prioritized accessibility and mobility over asset accumulation. The city's dynamic economy and high in-migration sustain demand even as ownership remains constrained.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-09-28-nashville-standing-owner-share-msa



01

Low Ownership = High Demand

A low owner occupancy rate does not indicate market failure — it signals a high demand for housing as a place to live, not just an asset to own. Nashville's 65.2% rate aligns with the city's role as a magnet for remote workers, young professionals, and new families. This persistent demand, even amid rising mortgage rates, underpins price stability and supports long-term rental value.

02

Mobility Fuels Resilience

The inverse relationship between ownership and market health reveals a deeper truth: Nashville's housing market thrives not on ownership saturation, but on turnover and reinvestment. This model supports affordability and economic fluidity, making it a sustainable blueprint for growth.

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

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