

22.7% of ZIP Codes Above \$500K — ALEX Intelligence 2026

22.7% of Nashville's ZIP Codes Cross \$500K

A new threshold in affordability and access to homeownership

Swipe for insights →

THE DATA

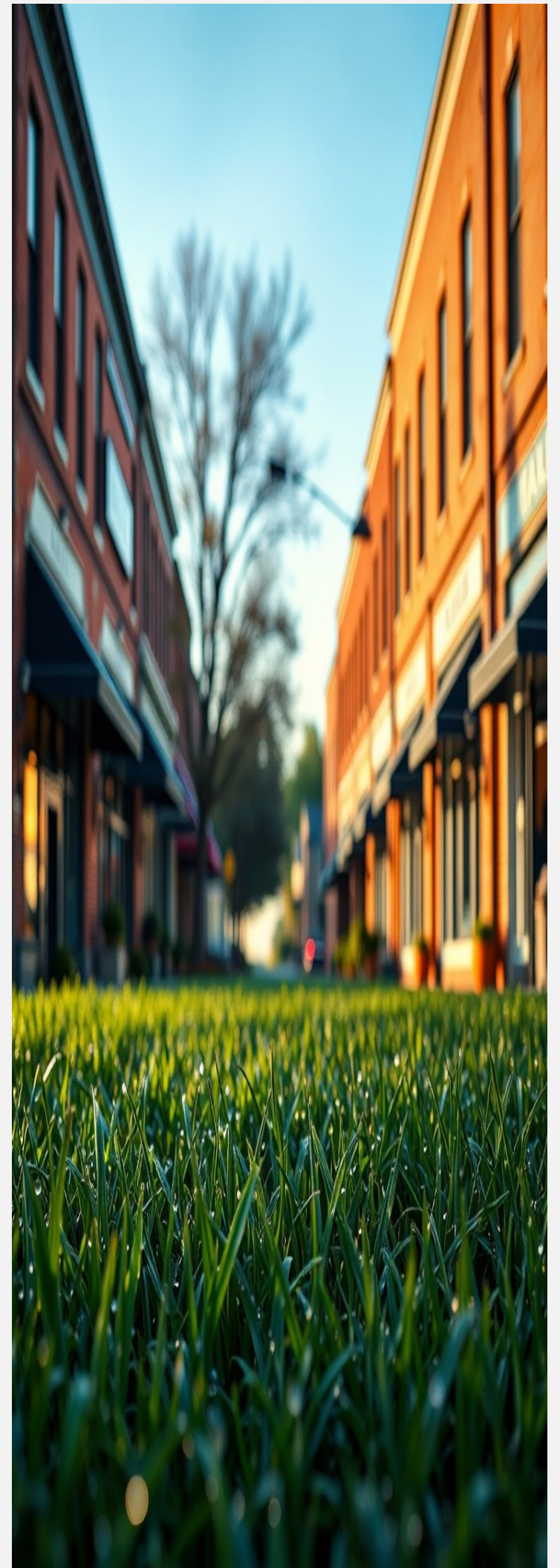
22.7%

Share of Zip Codes With Median Home Value Above \$500,000 (2024)

This marks a pivotal shift in the Nashville housing market, with over one in five ZIP codes now in the elite tier of home values.

The data reveals a growing bifurcation in the Nashville metro, where the median value in 17 out of 75 ZIP codes exceeds \$500,000. This is not just a function of price growth but a structural reconfiguration of where wealth and access are concentrated. The highest-valued ZIPs are not in the city center but in suburban and exurban pockets, reflecting a deepening geographic divide.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-01-nashville-threshold-home-value-500000-zcta>



01

Wealth is increasingly ZIP-code bound

The fact that 22.7% of ZIP codes now exceed \$500,000 median value signals a new form of spatial inequality. Homeownership is no longer a universal aspiration but a ZIP-code lottery. Those in lower-ranked ZIPs face not just higher rents but reduced access to equity, generational wealth, and neighborhood stability. This isn't just about prices — it's about who gets to build a future in Nashville.



02

The 17 ZIPs define the new Nashville

The 17 ZIP codes above \$500,000 are not outliers — they are the new economic core. These areas attract capital, talent, and infrastructure investment, reinforcing their status. The city's growth is not inclusive; it's polarized. The question isn't whether more people can afford homes — it's whether the city can afford to grow in a way that includes everyone.

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

