

0.0% of TN Cities Above \$500K — ALEX Intelligence 2026

0.0% of TN Cities Above \$500K

Memphis leads Tennessee in affordability — no city exceeds \$500K median value

THE DATA

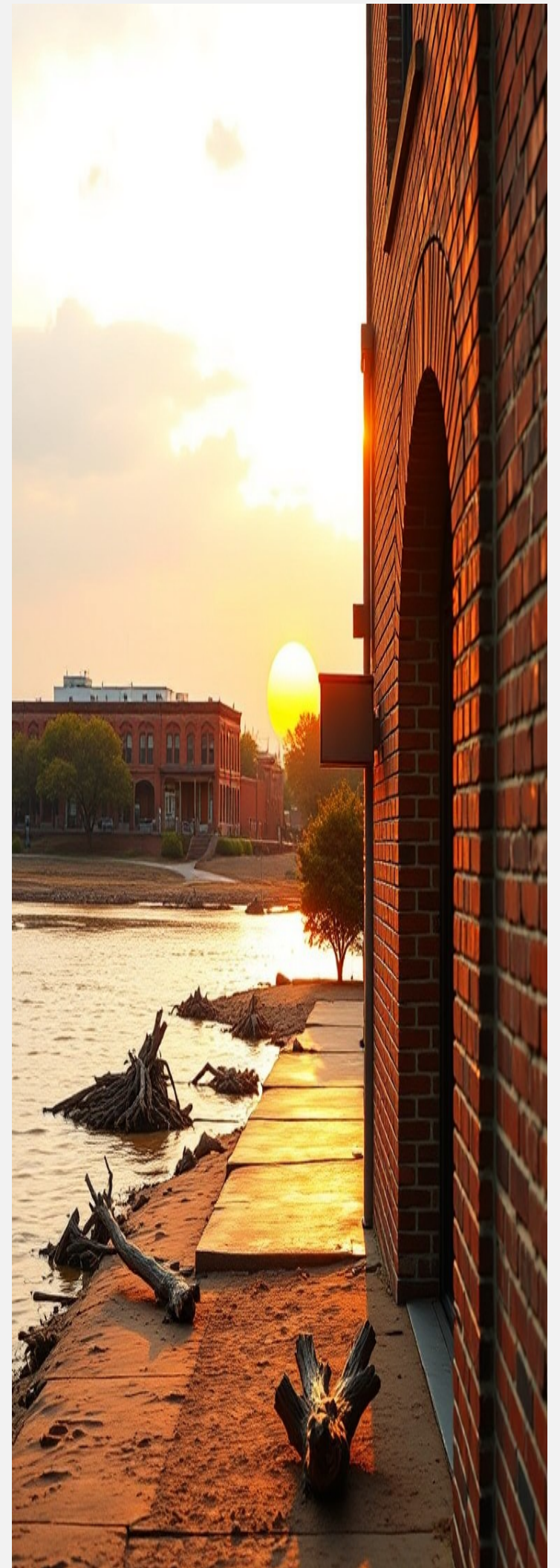
0.0%

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

Among 11 cities in the Memphis metro and surrounding counties, none has crossed the \$500,000 threshold.

This zero-share result is not a temporary lag — it reflects a durable market structure where affordability remains entrenched. Even Collierville, the highest-valued city in the region, sits at \$485,900. The absence of any city above \$500K reinforces Memphis as the anchor of a broader, accessible housing ecosystem across West Tennessee.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-02-memphis-threshold-home-value-500000-place>



01

Affordability as Strategic Advantage

In a state where Collierville and Germantown now command \$470K–\$485K median values, Memphis’s 0.0% share above \$500K is not a sign of weakness—it’s a deliberate market differentiator. This structural affordability enables long-term tenant retention, attracts remote professionals seeking cost-of-living balance, and supports industrial workforce housing needs without premium pricing pressure.

02

The Illusion of Convergence

While adjacent counties like Fayette and Shelby show rising values, the data reveals no momentum toward a \$500K threshold in any city. The absence of upward pressure suggests that growth is not yet translating into luxury-tier appreciation. This delay allows early investors to capture value before speculative surges, positioning Memphis as a pre-peak market with high upside potential for those who recognize the non-linear trajectory of Southern real estate.



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

