

#1 in Lowest Median Household Income — ALEX Intelligence 2026

Springfield Leads Nashville in Lowest Income

ALEX Intelligence 2026: Median Household Income \$59,465

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THE DATA

\$59,465

Median Household Income (2024)

Springfield has the lowest median household income in the Nashville metro area.

This figure, drawn from the U.S. Census Bureau's American Community Survey 5-Year Estimates, 2024, underscores a critical structural reality: Springfield is not just economically disadvantaged—it is the anchor of a broader affordability gradient across the region. This income level creates a demographic baseline that shapes demand, supply, and investment patterns in ways that higher-income suburbs cannot replicate.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-03-nashville-median-income-place-mkt-asc>



01

Affordability as a Strategic Advantage

As construction permits rise and inventory expands in the \$350K–\$500K range (UT Boyd Center, 2026), Springfield stands to benefit disproportionately. Its lower income base means even modest price increases will have outsized impacts on affordability, making it a critical testing ground for sustainable housing models that balance access and value.

02

The Inflationary Trap of Rising Costs

Even as inventory grows and supply increases, rising construction costs risk eroding the very affordability that makes Springfield a strategic market. The result is a tension: increased supply may not translate into lower prices if input costs remain elevated. This suggests that policy and innovation —beyond just building more homes—are needed to ensure true access.

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

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