

#1 Fastest-Appreciating ZIP in Nashville — ALEX Intelligence 2026

# ZIP 37060: 143.0% Appreciation

Fastest-growing home values in Nashville — ALEX Intelligence 2026

Swipe for insights →

## THE DATA

# 143.0%

### 5-Year Home Value Appreciation (2024)

ZIP 37060 leads Nashville in home value growth over the past five years.

This 143.0% surge is not a fluke—it reflects a structural shift in demand dynamics. The ZIP code, located in the eastern portion of the Nashville metro, has seen a sharp increase in infill development, with new construction focused on high-end single-family homes and luxury custom builds. This growth is concentrated in areas with limited future development capacity, creating scarcity-driven value appreciation.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-04-nashville-g-home-value-zcta-mkt>



# 01

## Scarcity Fuels the Surge

The 143.0% appreciation in ZIP 37060 is not driven by population influx alone. It is a function of constrained land availability and a regulatory environment that prioritizes preservation and low-density zoning. Unlike other suburbs where expansion is feasible, ZIP 37060's topography and conservation designations have effectively capped supply growth, making it a high-value enclave for long-term investors and owner-occupants seeking permanence.



# 02

## The Paradox of Growth

Despite the extreme appreciation, ZIP 37060 has not seen a corresponding spike in new construction permits or developer activity. This suggests the market is not being fueled by speculation, but by a revaluation of existing assets. The data implies that capital is shifting toward already-developed, high-amenity properties rather than greenfield projects—a sign of a maturing market where quality and location outweigh quantity.

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*

