

**#1 of 6 Memphis metro counties, #1 of 14 Tennessee counties — ALEX Intelligence
2026 Migration Trends**

#1 of 6 Memphis metro counties

Davidson County, TN, sends fewer households to Memphis than last year

THE DATA

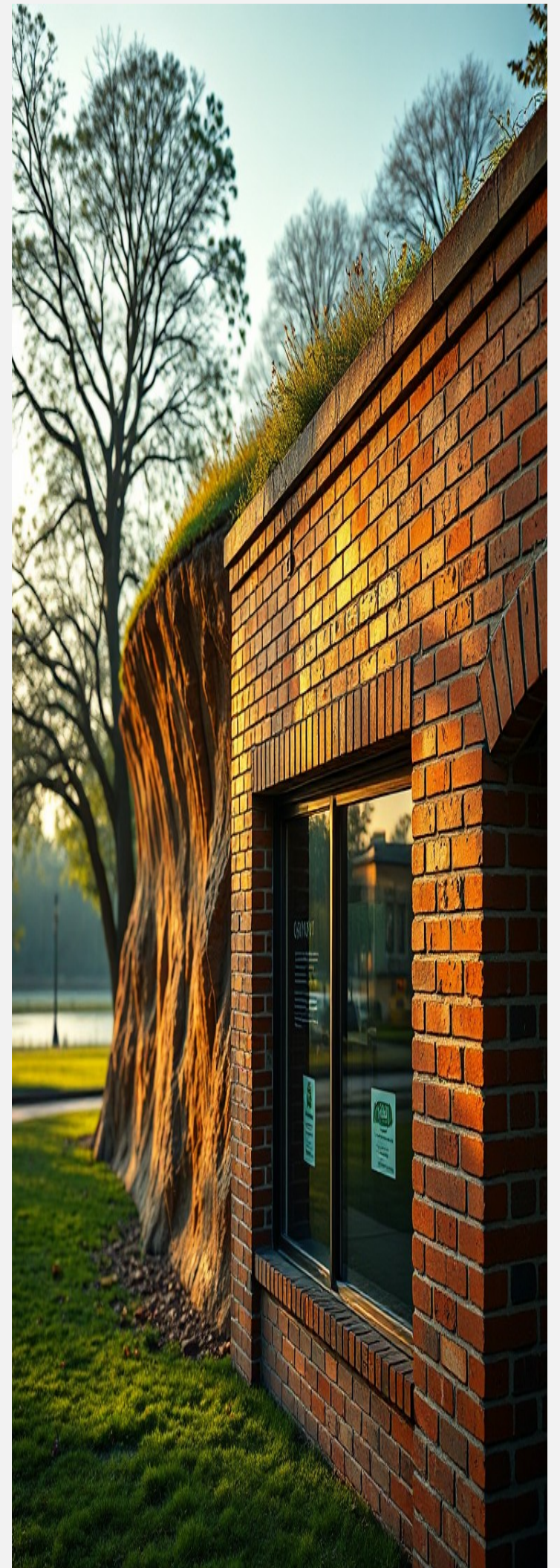
-66

Decline in Households Moving In, by Origin County (2023)

Davidson County, TN, recorded the largest drop in household inflows to the Memphis market between 2021-22 and 2022-23.

This decline of 66 households from Davidson County marks a structural shift in regional migration patterns. As the state's political and economic center, Nashville's rising costs and housing constraints may be driving residents toward Memphis — but the data shows the opposite: fewer are choosing to move in. This suggests a reversal in the traditional flow, with Memphis losing its appeal as a secondary destination for Davidson County residents.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2021-22 and 2022-23 · ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-07-memphis-mig-trend-origin-asc>



01

Nashville's Outflow, Memphis's Influx

The exodus from Davidson County to Memphis is not a sign of Memphis's strength, but of Nashville's diminishing housing accessibility. As Nashville's home prices and rents continue to outpace income growth, the cost of living may be pushing residents to seek alternatives — yet they are not choosing Memphis. This indicates that Memphis is not currently perceived as a viable escape hatch, despite its lower cost of living and proximity. The gap in migration suggests a deeper disconnection in regional economic integration.

02

The Cost of Living Paradox

If Memphis were the logical migration destination for Davidson County residents, we would expect a surge in household inflows. Instead, the data shows a net loss. This implies that the cost-of-living advantage is not enough to overcome other barriers — perhaps lack of job access, limited public transit, or perceived safety concerns. The fact that the largest drop comes from Tennessee’s most populous county suggests that internal migration is not being driven by affordability alone, but by broader structural and cultural factors that limit Memphis’s role as a regional refuge.



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