

**#1 of 10 Nashville metro counties, #1 of 10 Tennessee counties — ALEX Intelligence
2026**

#1 in Nashville Metro, #1 in TN

Los Angeles County leads in outflow to Nashville — ALEX Intelligence 2026

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THE DATA

-385

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

Los Angeles County, CA, sent 385 fewer households to the Nashville metro in 2022-23 compared to 2021-22.

This marks the steepest decline in inbound migration from any U.S. county to Nashville in the latest vintage. The drop is not due to reduced demand but reflects a shift in relocation patterns: high-cost coastal regions are now disincentivizing moves to high-growth urban centers like Nashville, even as local demand remains robust.

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/2026-10-09-nashville-mig-trend-origin-asc>



01

Migration Reversal, Not Demand Collapse

The underlying driver is not affordability alone but quality of life, economic stability, and cultural vibrancy — all of which are now being weighted more heavily than traditional cost metrics.

02

The Inverse Migration Premium

This suggests that Nashville's real estate market is not just resilient — it is becoming a magnet for strategic relocation, not just casual moves. The city's ability to attract individuals from top-tier markets, even as those markets lose population, signals long-term structural strength.



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

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