

#1 in Nashville, #1 in Tennessee — ALEX Intelligence 2026 Migration Report

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Lake County, IL leads highest-earning arrivals — ALEX Intelligence 2026

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THE DATA

\$395,253

Average Income of Arriving Households (2023)

Lake County, IL sends the highest-earning households to Nashville, outpacing even California's top counties.

This figure reflects a growing trend of high-income migration from distant, high-cost regions into Nashville's housing market. The influx suggests that Nashville is no longer just a regional hub but a national destination for elite labor mobility. The data underscores a shift from local-to-local migration to long-distance, high-earning inflows — a structural change in the city's economic DNA.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-10-nashville-mig-in-agi>

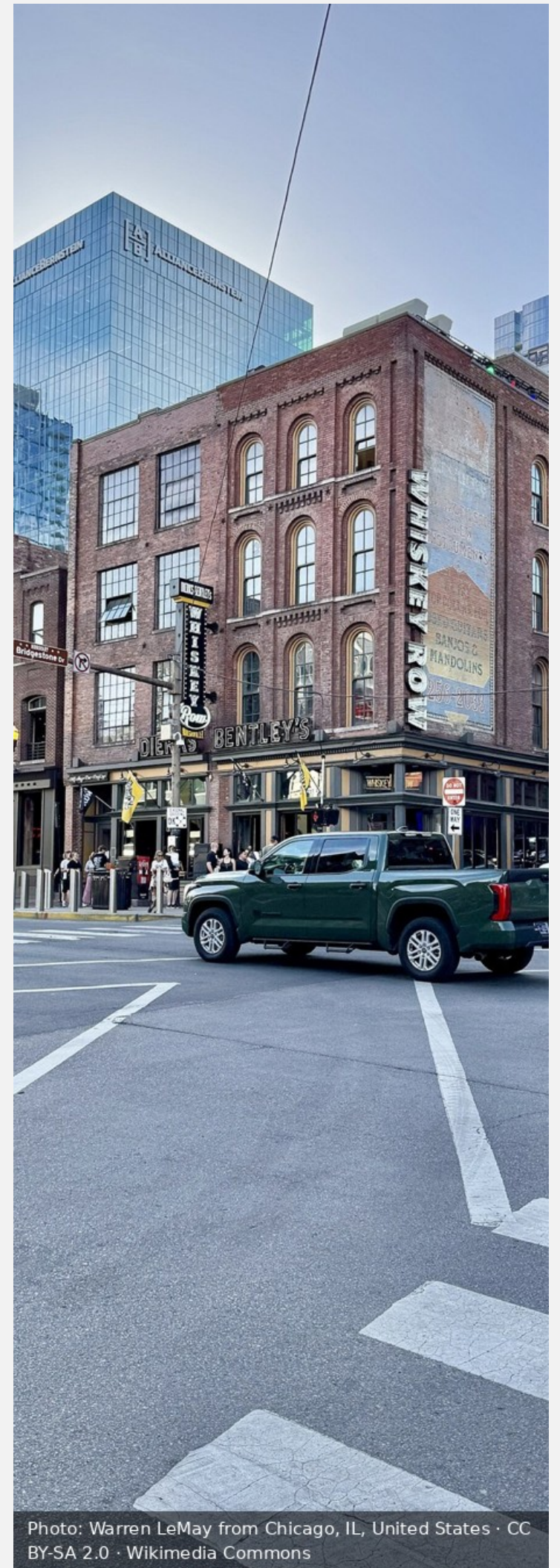


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01

Nashville is becoming a national magnet

The dominance of Lake County, IL — a high-income, high-education region — in sending earners to Nashville signals a broader repositioning of the city as a destination for elite talent, not just regional professionals. This is not a trickle of retirees or tech workers from nearby states, but a deliberate migration of high-earning individuals from the Midwest's most affluent counties. The city's ability to attract such capital-intensive households suggests deepening market resilience and rising demand for premium housing, even amid elevated mortgage rates.

02

Migration is reshaping Nashville's economic identity

This data reveals a counterintuitive second-order effect: the city is not just attracting jobs, but entire high-income households from distant, high-cost regions. Unlike traditional migration patterns where people move from lower- to higher-income areas within the same state, Nashville is now drawing from outside the Southeast — even from the Midwest and Northeast. This indicates a shift from regional to national economic integration, where Nashville's real estate market is no longer a local phenomenon but a node in a national talent and capital network.



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