

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

#1 in Nashville, #1 in TN

Highest-income arrivals come from Lake County, IL — ALEX Intelligence 2026

THE DATA

\$395,253

Average Income of Arriving Households (2023)

Lake County, IL, sends the highest-earning households to Nashville, outpacing even major tech and finance hubs.

This figure represents the average income of households migrating into the Nashville metro from Lake County, IL — a region known for its high-income professionals. The data, drawn from IRS migration statistics, reflects a growing trend of elite relocation to Nashville, not just from within Tennessee but from across the country. This inflow of high-earning households signals a shift in the city's economic profile, where wealth is increasingly concentrated in newer, high-income arrivals rather than long-term residents.

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>

01

Wealth Concentration in New Arrivals

The IRS data reveals that the highest-earning migration flows are not from within Tennessee or even from nearby Southern states, but from distant, economically isolated high-income zones. This suggests that Nashville is increasingly seen as a destination of choice for elite relocations — a trend not mirrored in other Southern metros like Memphis or Knoxville, which attract more moderate-income or regional movers.



02

The Paradox of Inclusive Growth

The absence of any Tennessee county in the top 10 rankings — even Cheatham or Williamson — suggests that Nashville's growth is not being fueled by internal migration, but by external, high-income inflows. This challenges the narrative of organic, locally driven expansion and instead points to a model of external wealth capture, where the city acts as a destination for elite relocation rather than a home for rising local talent.

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