

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

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ALEX Intelligence 2026 — ZIP Code Appreciation Divergence

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THE DATA

33.6%

Spread Between the Fastest and Slowest Appreciation (2024)

This gap reflects a market where value growth is increasingly concentrated in a narrow set of ZIP codes.

This is not a uniform trend but a structural polarization, where capital flows to specific areas while others stagnate. The disparity is rooted in localized infrastructure, zoning decisions, and demographic shifts, not broad market forces.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2019 and 2024 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-11-nashville-divergence-home-value-zcta>

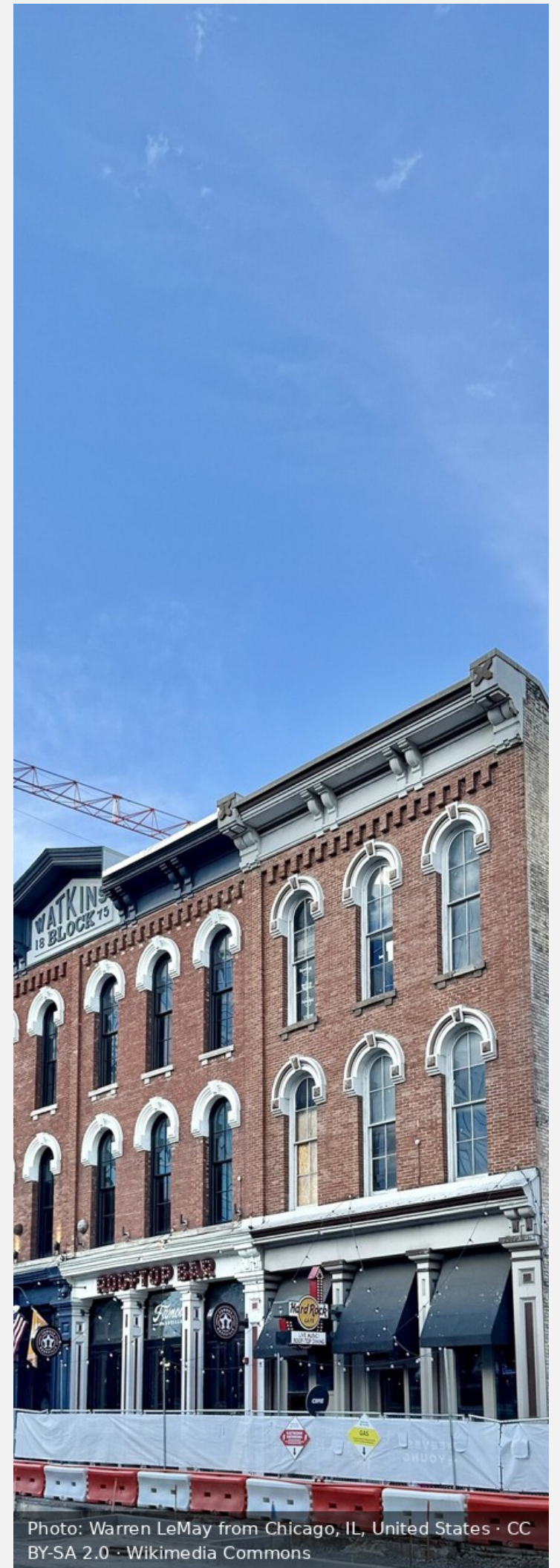


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01

Growth is not diffusion — it's concentration

This is not a bubble — it's a reallocation. The market is rewarding specific geographies with disproportionate returns, making location selection a primary determinant of investment success.

02

The gap is a signal, not a symptom

The real estate market is no longer a single entity but a network of micro-markets with distinct dynamics. This demands a new kind of intelligence — one that doesn't treat Nashville as a monolith, but as a mosaic of divergent value trajectories.



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