

Montgomery County, TN — #1 of 10: Households Moving Out to a Single County

Montgomery County, TN, leads Nashville outflows

Source: ALEX Intelligence · Published October 12, 2026

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THE DATA

2,325

Households Moving Out to a Single County (2023)

Montgomery County, TN, received the highest number of households relocating from the Nashville market.

This figure represents the largest single-county destination for Nashville-based households in the past year, surpassing even neighboring counties like Rutherford and Williamson. The data reflects a structural shift in suburbanization, with Montgomery County emerging as a preferred alternative to the core metro due to affordability and infrastructure expansion.

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

<https://alex-companies.com/data/2026-10-12-nashville-mig-out-dest>

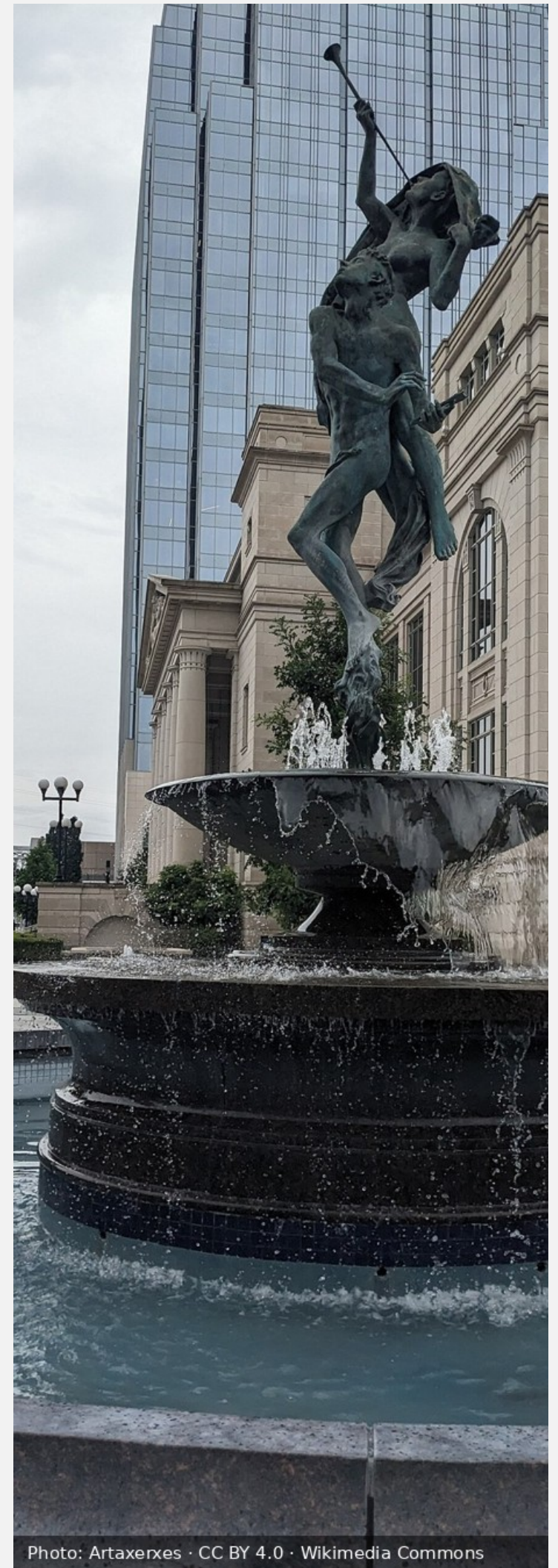


Photo: Artaxerxes · CC BY 4.0 · Wikimedia Commons

The background of the entire page is a photograph of a bridge's steel truss structure. A semi-transparent red rectangle is positioned in the upper left corner, containing the number '01'. Another semi-transparent red rectangle covers the middle section of the page, containing the title and a paragraph of text.

01

Outflow concentration signals new suburban equilibrium

This shift may slow price appreciation in Nashville's core while accelerating growth in Montgomery County, creating new opportunities for real estate investment in mid-tier suburban corridors.

02

Affordability is the new migration engine

For investors, this signals a shift from pure urban core play to a dual strategy: preserving assets in high-demand areas while building exposure to rising suburban markets with strong demographic momentum.



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