

Oakland — #1 of 10: Share of Homes Built Since 2010

Oakland leads TN in new housing stock

Source: ALEX Intelligence · Published October 15, 2026

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THE DATA

38.5%

Share of Homes Built Since 2010

Oakland has the highest share of homes built in the last 14 years among all cities in the Memphis metro and Tennessee.

This figure—38.5%—means that nearly four in ten homes in Oakland were constructed after 2010, a threshold marking a generational shift in housing stock. Such a high concentration of recent construction suggests a city actively reshaping its urban fabric, with implications for infrastructure, maintenance, and long-term property value. This is not just a demographic trend—it's a structural realignment of the built environment.

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

<https://alex-companies.com/data/2026-10-15-memphis-recent-stock-share-place-mkt>



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01

New homes attract new residents

The dominance of post-2010 housing in Oakland signals a magnet for younger, mobile populations—especially those seeking modern amenities, energy efficiency, and low-maintenance living. This demographic shift fuels demand for services, retail, and schools, reinforcing a self-sustaining cycle of growth. As older neighborhoods in Memphis face deferred maintenance and aging infrastructure, Oakland's new stock positions it as a long-term beneficiary of migration away from decaying urban cores.

02

Value appreciation may be delayed

While new construction boosts desirability, it also introduces a risk of market saturation. With 38.5% of homes less than 15 years old, Oakland may be entering a phase where price appreciation slows due to oversupply. Unlike cities with balanced stock, where older homes maintain value through character and scarcity, Oakland's uniform newness may erode differentiation over time. This could delay long-term capital gains and shift investment strategies toward rental yields and operational efficiency rather than appreciation.



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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902



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