

Arlington — #1 of 10: Median Gross Rent

Arlington leads Memphis in median gross rent

Source: ALEX Intelligence, October 16, 2026

Swipe for insights →

THE DATA

\$2,164

Median Gross Rent (2024)

Arlington's median gross rent is the highest in the Memphis metro area, according to the latest ALEX Intelligence data.

This figure reflects a significant divergence in rental affordability across the Memphis MSA. Arlington's elevated rents are not driven by a single factor but by a confluence of proximity to major employment hubs, limited new construction, and rising demand for single-family rentals. The gap between Arlington and Memphis proper (\$1,181) underscores a deepening spatial divide in housing cost and accessibility.

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

<https://alex-companies.com/data/2026-10-16-memphis-gross-rent-place-mkt>



01

Affordability is fracturing the metro

The data suggests that the Memphis metro's housing market is no longer a monolithic entity. Instead, it is fracturing into distinct cost zones, with Arlington emerging as a premium rental market that mirrors trends seen in higher-cost urban cores elsewhere. This polarization is not temporary; it reflects long-term shifts in land use, zoning, and investor behavior.

02

Rental leadership signals investment momentum

The rise in median gross rent is a proxy for broader economic confidence. As more capital flows into Arlington, it is reshaping the city's real estate ecosystem, increasing property values, and reinforcing its status as a high-value location. This momentum suggests that other parts of the Memphis metro may soon face similar pressure, especially in areas with strong employment growth and limited supply.



Photo: Warren LeMay from Chicago, IL, United States · CC BY-SA 2.0 · Wikimedia Commons

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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



ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy

