

Fairview — #1 of 10: Share of Homes Held for Seasonal Use

# Fairview Leads TN in Seasonal Home Use

1.4% share, per ALEX Intelligence 2026 data

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## THE DATA

# 1.4%

### Share of Homes Held for Seasonal Use (2024)

Fairview leads the Nashville metro and Tennessee in second-home concentration.

This 1.4% share is not just a number — it reflects a growing trend of seasonal ownership as a stabilizing force in the local housing market. Unlike speculative investment, seasonal use often involves long-term commitments, higher maintenance, and greater community integration, which supports sustained property values even during rate hikes. The data suggests Fairview is becoming a de facto destination for secondary residence seekers within the region.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation  
<https://alex-companies.com/data/2026-10-16-nashville-seasonal-share-place-mkt>



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# 01

## Seasonal demand drives stability

This trend implies that areas with higher seasonal use are not just luxury enclaves — they are becoming anchors of long-term market health, particularly in a region where primary home demand is stretched.

# 02

## The unspoken value of seasonal stewardship

This suggests that seasonal ownership isn't just about vacationing — it's about investment in place. The real estate market is quietly being shaped by a class of owners who treat their second homes as long-term commitments, not temporary assets.



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