

Nolensville — #1 of 10: Share of Homes Valued \$500K or More

Nolensville Leads TN in \$500K+ Homes

90.0% of homes valued at \$500K or more — Source: ALEX Intelligence, 2026

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THE DATA

90.0%

Share of Homes Valued \$500K or More (2024)

Nolensville leads the Nashville metro in the share of homes valued at \$500,000 or more.

This 90.0% figure reflects a structural shift in the region's housing economy: luxury is no longer a fringe phenomenon but the new baseline. The concentration of high-value homes in Nolensville signals a growing divergence between core Nashville and its affluent suburbs, where wealth is increasingly self-reinforcing through capital appreciation and limited inventory.

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

<https://alex-companies.com/data/2026-10-17-nashville-half-million-share-place-mkt>

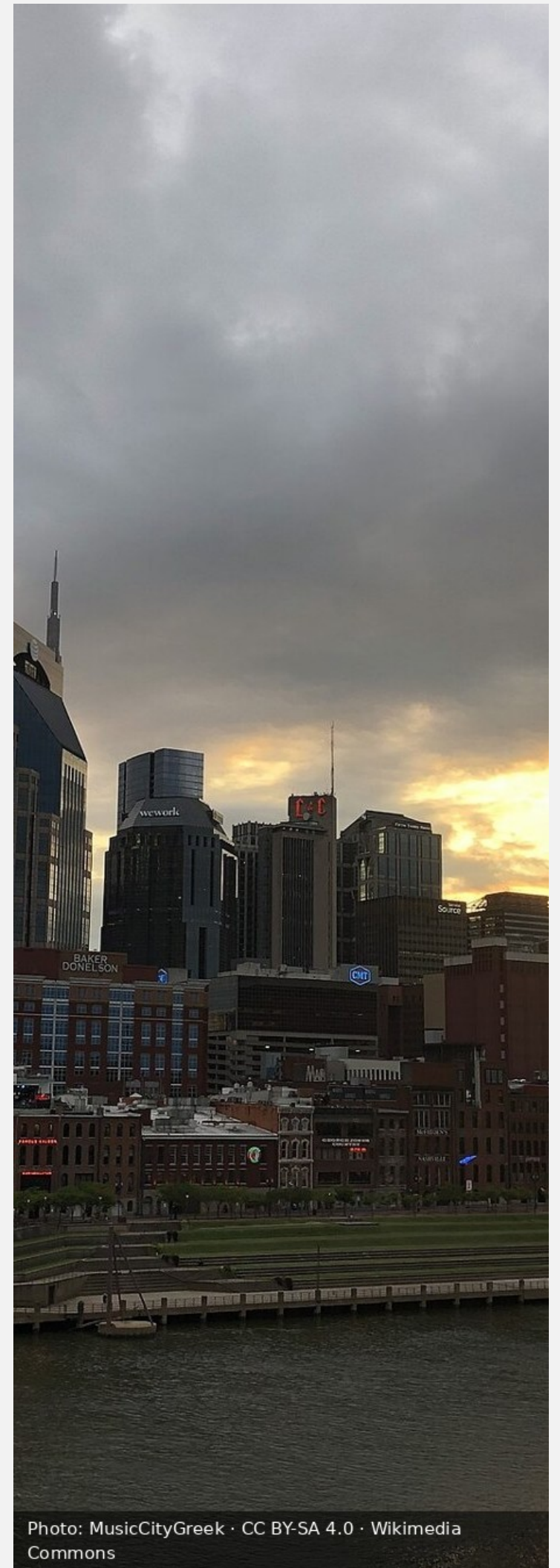


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Luxury is the new normal

The fact that 90% of homes in Nolensville are valued at \$500K or more isn't a statistical outlier—it's a market equilibrium. This isn't about a few elite enclaves; it's about a systemic revaluation where the median home is already in the top 10% of national price points. This shift is driven by long-term capital deployment, not speculative spikes, and suggests that affordability is no longer a regional issue but a structural condition of the area's most successful communities.

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Affordability is redefined

In Nolensville, the threshold for 'entry-level' has moved far beyond what is considered standard elsewhere. With 90% of homes priced at \$500K or more, the local market has effectively redefined what constitutes a 'modest' home. This forces a recalibration of economic planning: first-time buyers are no longer just competing with higher prices, but with an entire housing stock that has already priced out the lower tiers. The result is a demographic stratification where access to homeownership is increasingly tied to generational wealth or external capital.



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