

Memphis — #1 of 10: Housing Vacancy Rate

Memphis Leads TN in Housing Vacancy Rate

Memphis · U.S. Census Bureau 2024

2012.04

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THE DATA

12.7%

Housing Vacancy Rate (2024)

Memphis has the highest vacancy rate among Tennessee cities with available data.

This 12.7% vacancy rate is not a sign of distress, but of strategic inventory positioning. The figure reflects unoccupied units, including seasonal homes and underutilized residential assets — not distressed or foreclosed properties. In a market where corporate demand is rising, this level of idle space indicates that supply is ahead of immediate absorption, creating a buffer for future demand spikes.

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

<https://alex-companies.com/data/2026-10-18-memphis-vacancy-share-place-mkt>



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Vacancy as Strategic Infrastructure

This is not a housing market in decline — it's a market in transition. The vacancy rate reflects the presence of underutilized assets that can be rapidly repurposed for AI infrastructure, logistics hubs, or mixed-use innovation zones, especially in outer-suburban zones like DeSoto and Covington.

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The Paradox of Supply and Demand

This mismatch is not a flaw — it's a signal of opportunity. Developers and investors who can reposition existing inventory for industrial, data, or tech use will capture value before the market adjusts. The 12.7% vacancy is not a problem to be solved — it's a resource to be leveraged.



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