

Dickson — #1 of 10: Median Home Age

Dickson leads TN in median home age

44 years, per ALEX Intelligence, October 19, 2026

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THE DATA

44 years

Median Home Age (2024)

Dickson holds the oldest housing stock in the Nashville metro area.

This 44-year median age reflects decades of stable, long-term residency and limited new construction. Unlike newer suburban developments, these homes are deeply embedded in community fabric, with established neighborhoods and mature tree canopies. The persistence of older housing stock suggests strong neighborhood cohesion and resistance to displacement — key factors in long-term asset stability.

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

<https://alex-companies.com/data/2026-10-19-nashville-median-home-age-place-mkt>

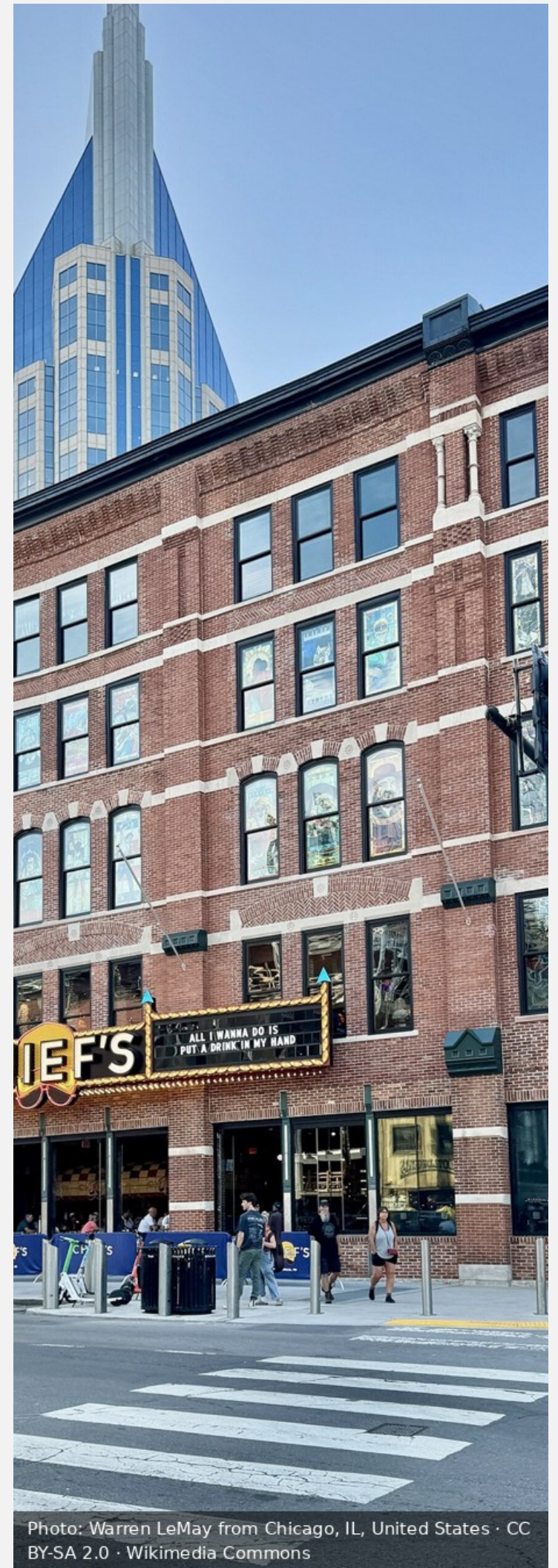
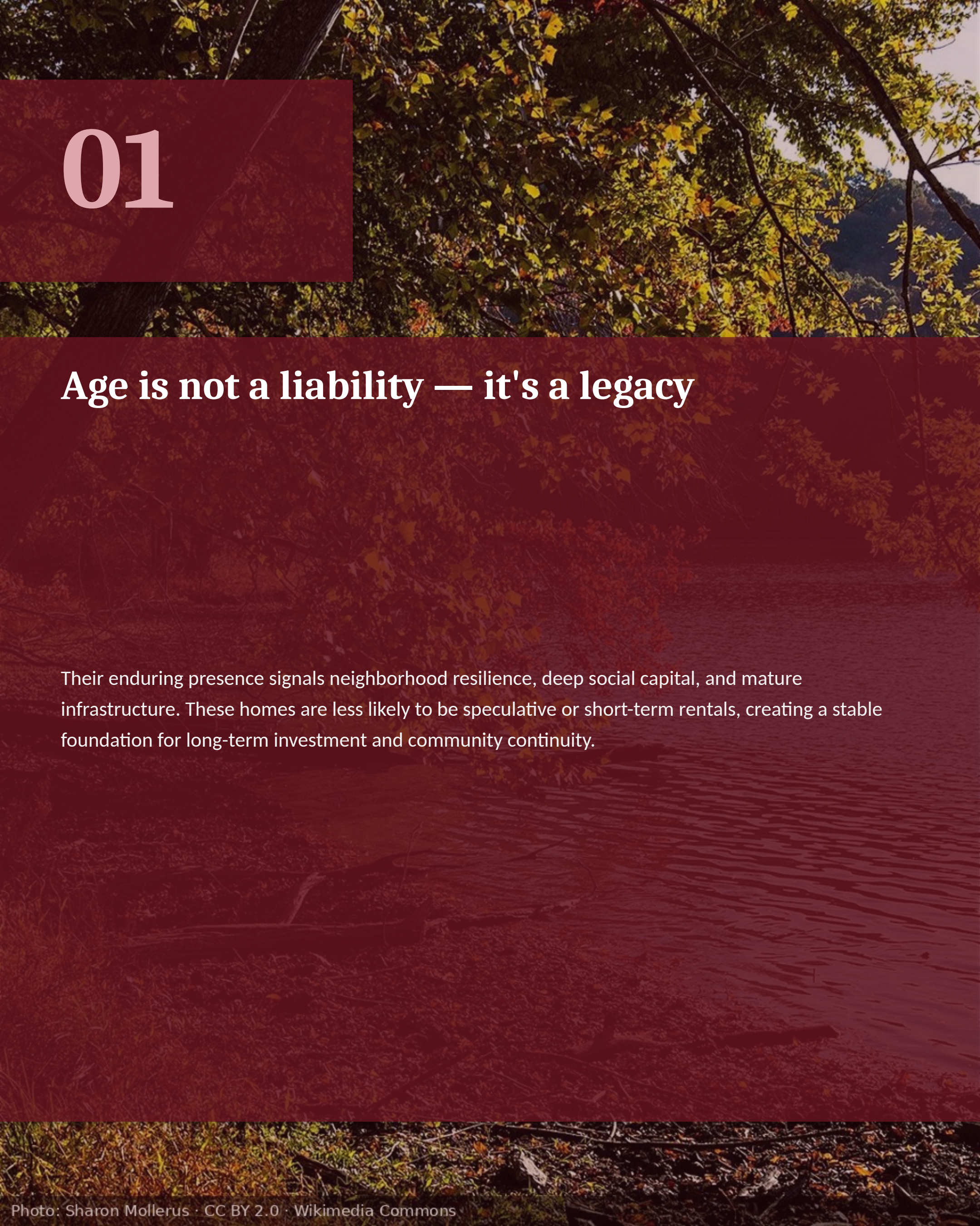


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01

Age is not a liability — it's a legacy

Their enduring presence signals neighborhood resilience, deep social capital, and mature infrastructure. These homes are less likely to be speculative or short-term rentals, creating a stable foundation for long-term investment and community continuity.

02

Value is built on permanence, not novelty

The oldest homes in the region are not in the city core — they are in outlying communities like Dickson and Green Hill. This geographic distribution reveals a counterintuitive truth: value is not concentrated in the newest developments, but in places where stability and continuity have been preserved. For investors, this suggests that long-term appreciation may be found not in greenfield builds, but in deeply rooted, established neighborhoods.



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