

Collierville — #1 of 10: Top-to-Median Home Value Gap

Collierville leads TN in home value gap

1.5x top-to-median spread, source: ALEX Intelligence 2026

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THE DATA

1.5x

Top-to-Median Home Value Gap (2024)

Collierville's priciest homes are 1.5 times the median value across the Memphis metro.

This 1.5x spread reflects a deepening economic bifurcation in the Memphis market. While Collierville leads the region in home value, the median remains anchored in lower-tier pricing. This divergence signals that high-end growth is not broadening across the metro — it is concentrated in a few select communities.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-21-memphis-spread-home-value-place>



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01

Wealth is not spreading

The 1.5x gap in Collierville shows that rising home values are not lifting the broader market. This concentration of high-end appreciation suggests that wealth is being captured in isolated enclaves, not distributed through regional growth. For the Memphis metro, this raises concerns about equitable development and long-term stability in housing demand.

02

Supply pressure follows value

As Collierville's home values surge, its inventory dynamics are tightening. With high-end homes attracting fewer buyers but higher bids, the market is seeing reduced turnover. This aligns with Resiclub Analytics' report of declining housing inventory across the metro — a sign that premium areas are becoming less liquid, even as prices rise.



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