

Nashville-Davidson--Murfreesboro--Franklin — #1 of 10: Median Home Value

Nashville leads Tennessee in median home value

Source: ALEX Intelligence · Published October 21, 2026

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THE DATA

\$409,600

Median Home Value (2024)

Nashville-Davidson--Murfreesboro--Franklin ranks #1 of 10 Tennessee metros on median home value.

This figure is not a fluke — it reflects a market where structural supply constraints are outpacing demand growth. The city's rising home values are not driven by speculation alone, but by sustained in-migration, limited new construction, and a tightening inventory. The \$409,600 median is the highest among all Tennessee metros, signaling a durable premium in the region's real estate ecosystem.

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

<https://alex-companies.com/data/2026-10-21-nashville-standing-home-value-msa>

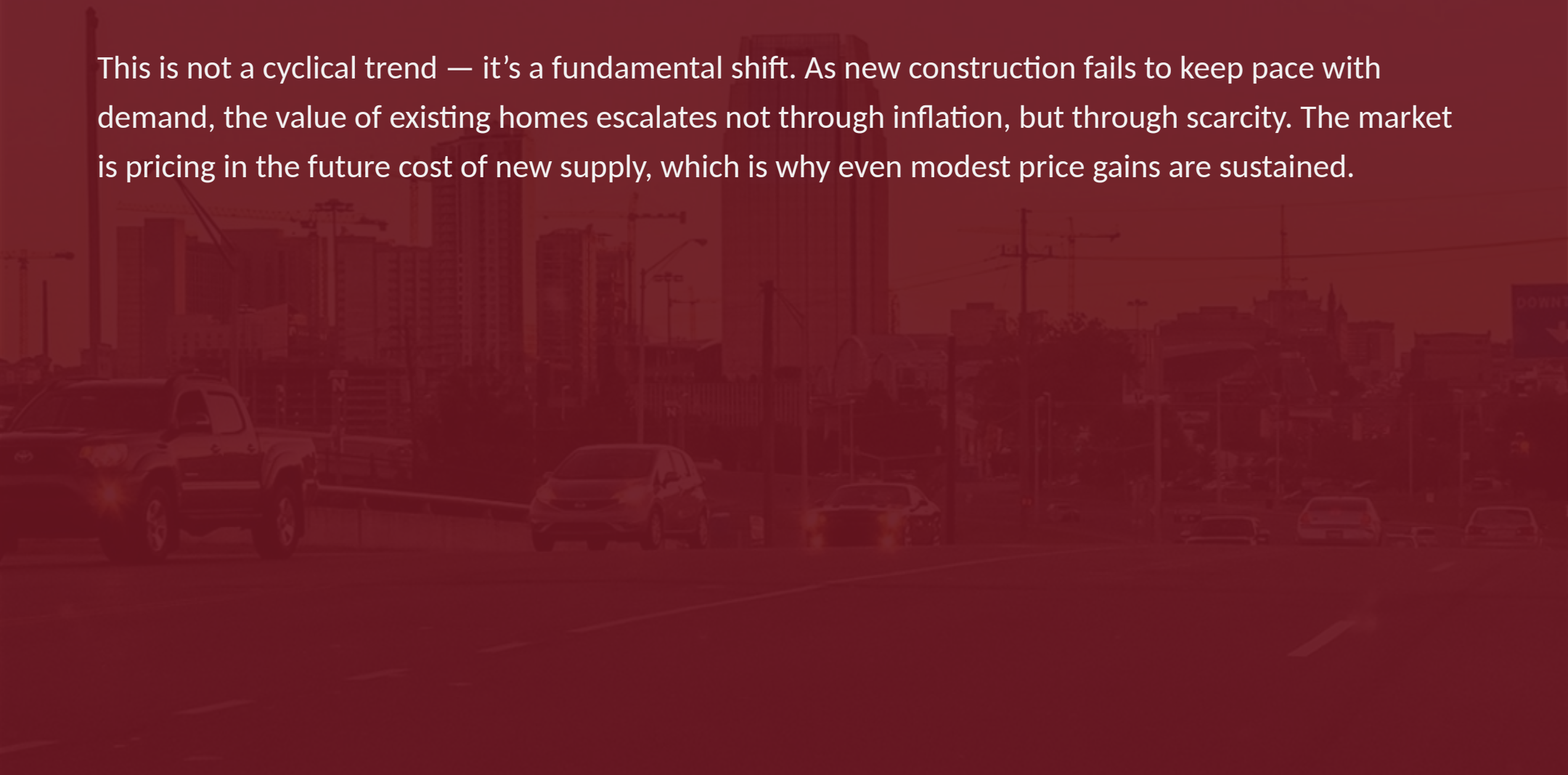


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01

Supply is the real engine of value

This is not a cyclical trend — it's a fundamental shift. As new construction fails to keep pace with demand, the value of existing homes escalates not through inflation, but through scarcity. The market is pricing in the future cost of new supply, which is why even modest price gains are sustained.



02

The city's global rise is real estate's foundation

This isn't a passive trend; it's a strategic feedback loop. As Nashville becomes more globally integrated, it attracts capital and residents who are willing to pay a premium for access to a growing, connected urban core. The real estate market is not just reacting — it's leading the city's economic evolution.



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