

ZIP 37046 — #1 of 10: Top-to-Median Gross Rent Gap

ZIP 37046 Leads TN in Rent Gap

2.5x top-to-median rent spread — source: ALEX Intelligence

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THE DATA

2.5x

Top-to-Median Gross Rent Gap (2024)

ZIP 37046 has the highest gross rent gap in the Nashville metro, according to ALEX Intelligence's 2026 data.

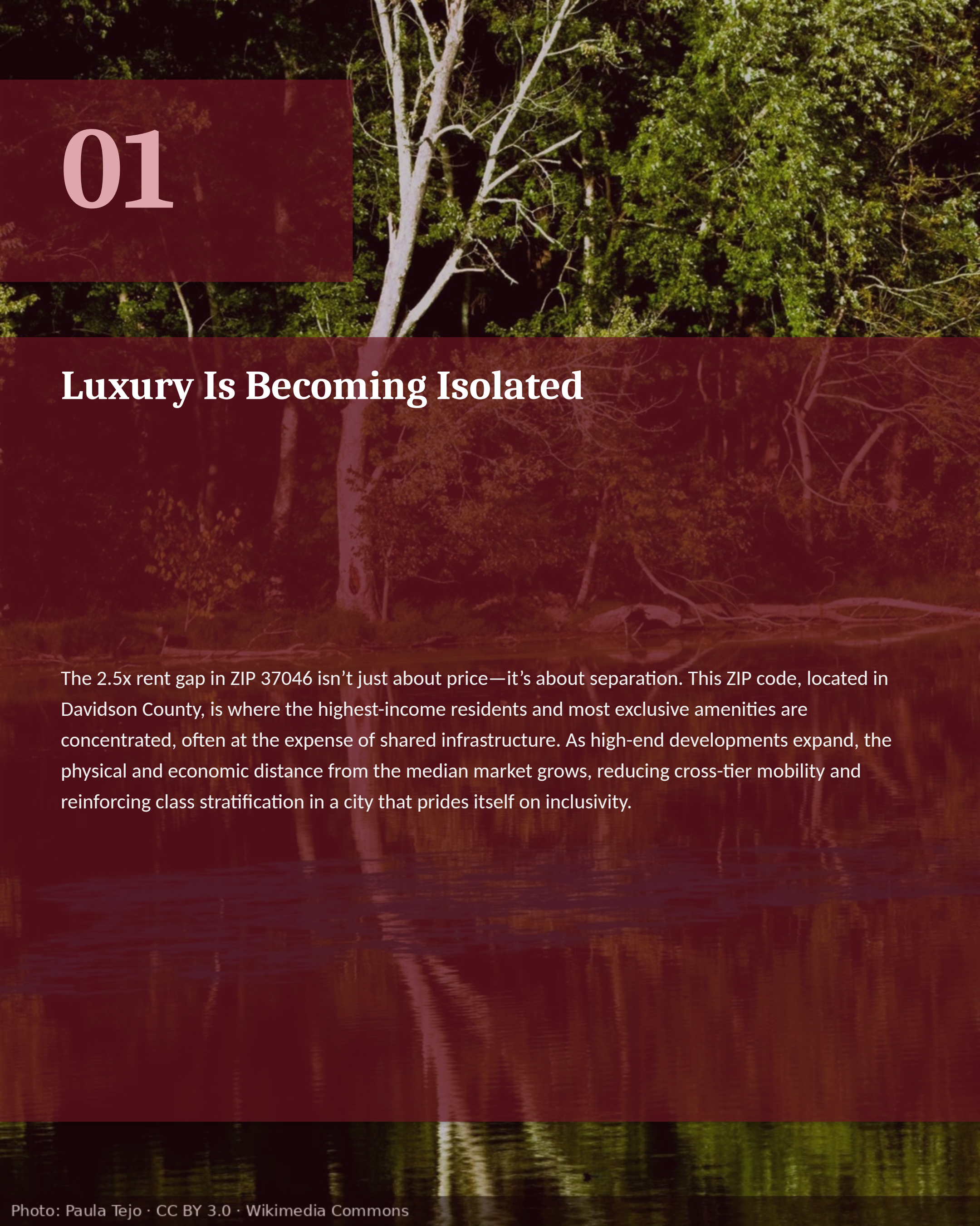
This 2.5x disparity between the top ZIP and the median rent reveals a deepening divide in affordability and access to premium housing. The gap reflects not just luxury but structural inequality in where opportunity and infrastructure are concentrated. It signals that the top tier of Nashville's housing market is not only growing but becoming increasingly isolated from the broader population.

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

<https://alex-companies.com/data/2026-10-23-nashville-spread-gross-rent-zcta>



Photo: Shotgunheist · CC BY-SA 4.0 · Wikimedia Commons



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Luxury Is Becoming Isolated

The 2.5x rent gap in ZIP 37046 isn't just about price—it's about separation. This ZIP code, located in Davidson County, is where the highest-income residents and most exclusive amenities are concentrated, often at the expense of shared infrastructure. As high-end developments expand, the physical and economic distance from the median market grows, reducing cross-tier mobility and reinforcing class stratification in a city that prides itself on inclusivity.

02

The Rent Gap Is a Planning Risk

When the top 10% of rents diverge by 2.5x from the median, it indicates a market under stress. This imbalance is not sustainable without policy intervention. Without coordinated zoning, infrastructure investment, and affordability mandates, the gap will widen further, increasing the risk of social fragmentation and reduced long-term housing stability. The city's future resilience depends on bridging this divide, not reinforcing it.



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