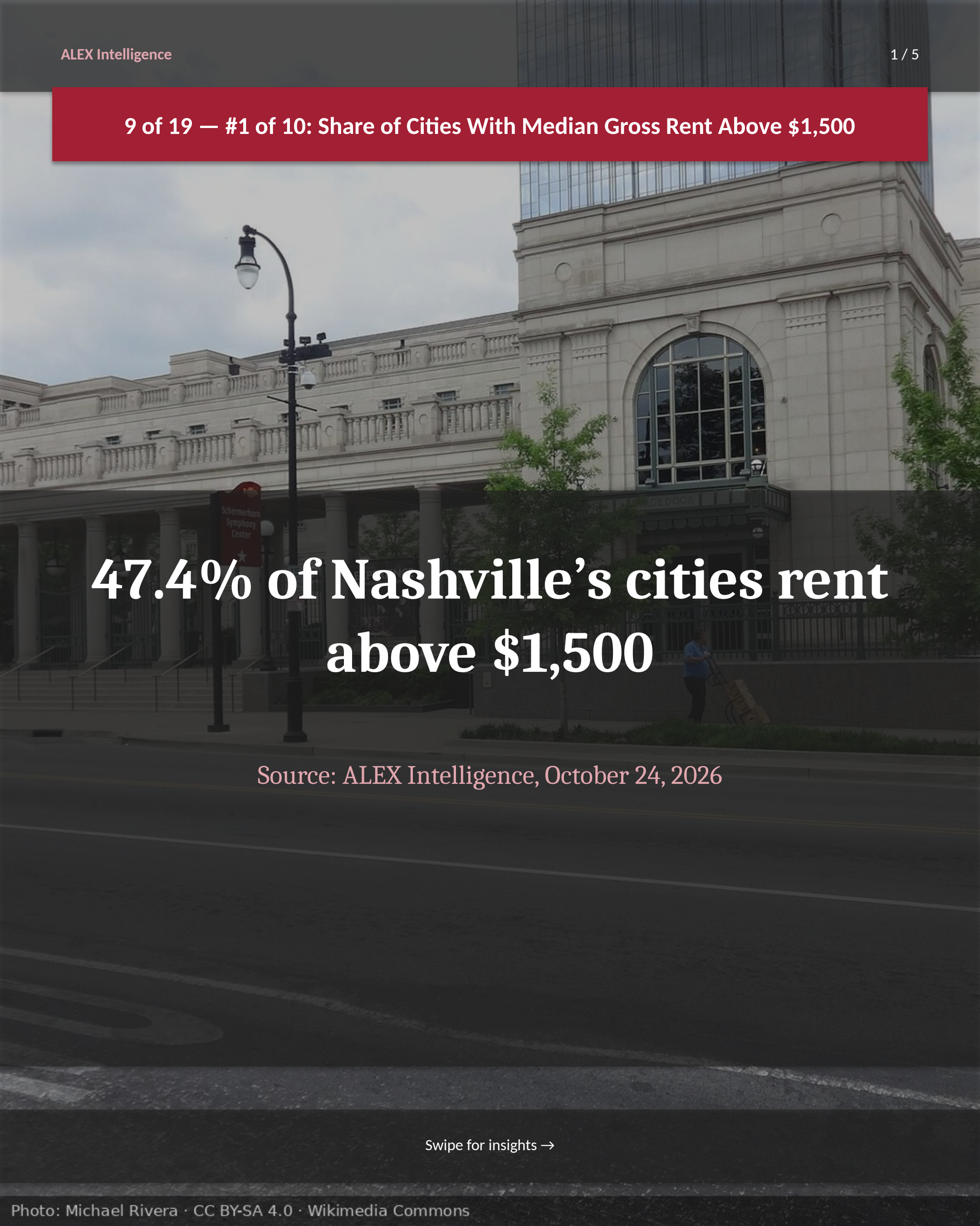


9 of 19 — #1 of 10: Share of Cities With Median Gross Rent Above \$1,500



**47.4% of Nashville's cities rent
above \$1,500**

Source: ALEX Intelligence, October 24, 2026

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THE DATA

47.4%

Share of Cities With Median Gross Rent Above \$1,500 (2024)

This marks a threshold shift in the Nashville metro, with nearly half of its core cities now in the high-rent tier.

The 47.4% figure reflects a structural shift in affordability across Nashville's urban core and suburban growth corridors. This is not a temporary spike but a sustained trend where even mid-tier cities like Murfreesboro and Hendersonville now exceed the \$1,500 median gross rent threshold. The data reveals a deepening divide between high-income and moderate-income housing markets, with implications for workforce retention and long-term residential stability.

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

<https://alex-companies.com/data/2026-10-24-nashville-threshold-gross-rent-1500-place>



Photo: Warren LeMay from Chicago, IL, United States • CC BY-SA 2.0 • Wikimedia Commons

01

Rent pressure is reshaping city boundaries

This trend also challenges the assumption that suburban growth equals affordability. As rent inflation accelerates across the entire metro, even low-density areas are becoming financially inaccessible to average-income households. This creates a feedback loop: higher rents drive out lower-income workers, which reduces demand for mid-tier housing, which in turn limits supply diversification. The result is a narrowing of the housing ladder, even in areas traditionally seen as more affordable.

02

Cultural anchors are at risk in high-rent zones

This is especially critical in historically underserved areas like North Nashville, where cultural infrastructure like the North Branch Library and the Jefferson Street Culture Crawl are being revitalized. Yet, the same economic forces that support these efforts also threaten the viability of the very spaces they aim to preserve. Without policy interventions to protect cultural and commercial space, the city risks losing the very diversity that defines its identity.



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