

Oakland — #1 of 10: Share of Homes Built Since 2020

Oakland leads Memphis in new housing stock

Source: ALEX Intelligence, October 30, 2026

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THE DATA

10.3%

Share of Homes Built Since 2020

Oakland accounts for over one in ten homes built in the Memphis metro since 2020, the highest share among all cities in the region.

This figure reflects a concentrated wave of new development in Oakland, far outpacing even established suburbs like Collierville and Arlington. The data suggests Oakland is not merely growing — it is being redefined by new construction, signaling a shift in where investment, infrastructure, and demographic momentum are concentrated.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-10-30-memphis-new-stock-share-place-mkt>

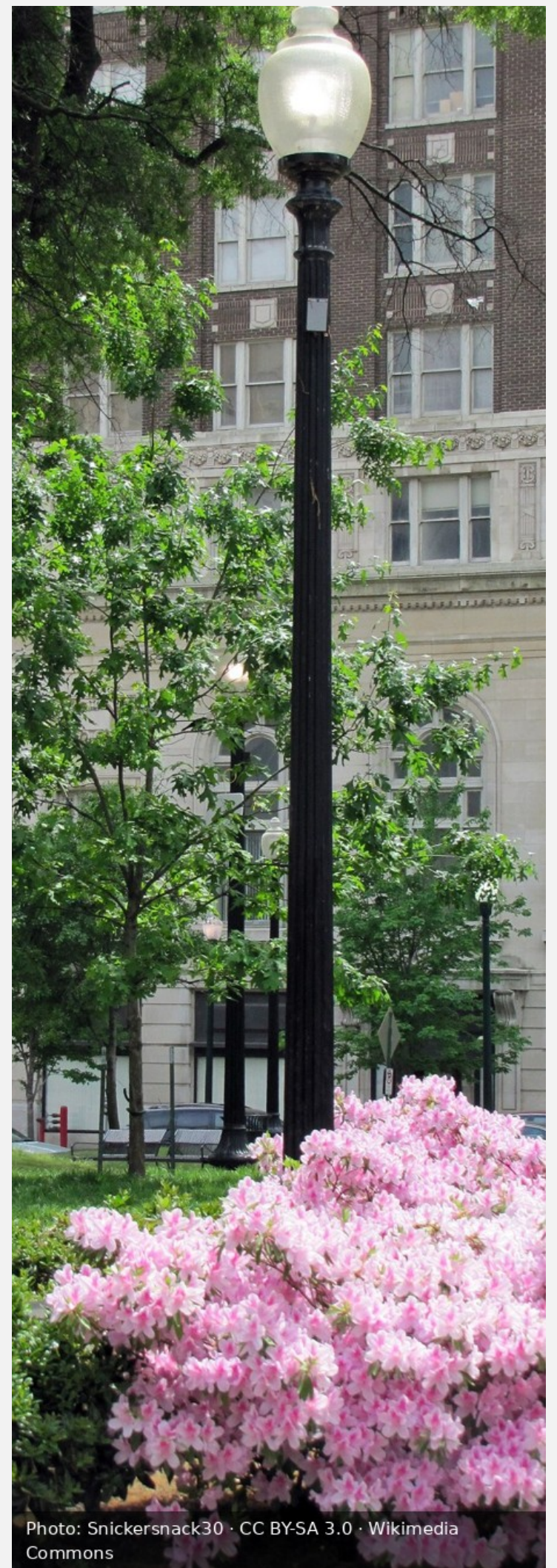


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01

New homes are reshaping market dynamics

In contrast, older parts of Memphis and even established suburbs like Germantown and Bartlett remain stuck in low new-home delivery rates, suggesting limited capacity for renewal or modernization. Oakland's dominance in new stock may foreshadow a bifurcation in the market: places that are being rebuilt versus those that are being preserved.

02

Growth is not equal — and that's the new normal

For real estate strategists, this means the future of Memphis isn't in the center — it's in the periphery. The city that builds most of its new homes since 2020 is not the one that will be most in demand in 2030. Oakland's leadership today may be a proxy for where the next generation of homeowners will settle.



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