

#1 of 10: Share of Arriving Households From the Top Three States

50.6% of Nashville's new arrivals come from just three states

Source: ALEX Intelligence, October 31, 2026

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THE DATA

50.6%

Share of Arriving Households From the Top Three States (2023)

This concentration marks the highest level of migration from a small number of states in Tennessee's major metro area.

Nashville's inbound migration is uniquely concentrated, with over half of all new households arriving from just Tennessee, California, and Florida. This pattern suggests a strong pull from specific regional hubs rather than broad national dispersal. The dominance of out-of-state migration from these three states underscores a persistent, self-reinforcing magnetism that may be shaping long-term demographic and housing demand trends.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation

<https://alex-companies.com/data/2026-10-31-nashville-mig-state-top3>



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01

Migration is self-reinforcing

The top three states account for 50.6% of Nashville's incoming households, indicating that the city's reputation as a destination is becoming a self-fulfilling cycle. As more people from California, Florida, and Tennessee relocate here, they bring networks, expectations, and cultural norms that attract even more similar migrants. This feedback loop strengthens housing demand and pricing power in mid-tier and entry-level segments, particularly in walkable, mixed-use neighborhoods where new residents increasingly want to live.

02

The state is a key anchor

Tennessee leads the list with 7,979 incoming households, not only as the home state but as the top source of migration to the metro. This internal migration is a critical stabilizer, buffering Nashville against broader economic volatility. Unlike cities reliant on distant state inflows, Nashville's domestic foundation ensures a deeper, more resilient base of long-term residents. This internal cohesion may explain why Nashville has maintained housing market stability even as national mortgage rates fluctuate.



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