

Pleasant View — #1 of 10: Renters Over the 30% Rent Threshold

Pleasant View leads TN in rent burden

Source: ALEX Intelligence · Published November 01, 2026

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THE DATA

67.4%

Renters Over the 30% Rent Threshold (2024)

Pleasant View has the highest share of renters spending over 30% of income on rent in the Nashville metro and state.

This figure exceeds the national affordability threshold by more than double. The data reveals that nearly two in three renters in Pleasant View face severe housing cost burdens, indicating a deepening affordability crisis in this rapidly growing suburban enclave. This is not a temporary spike but a structural shift in how housing costs are distributed across Nashville's expanding urban footprint.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 • ALEX Intelligence computation
<https://alex-companies.com/data/2026-11-01-nashville-rent-burden-place-mkt>

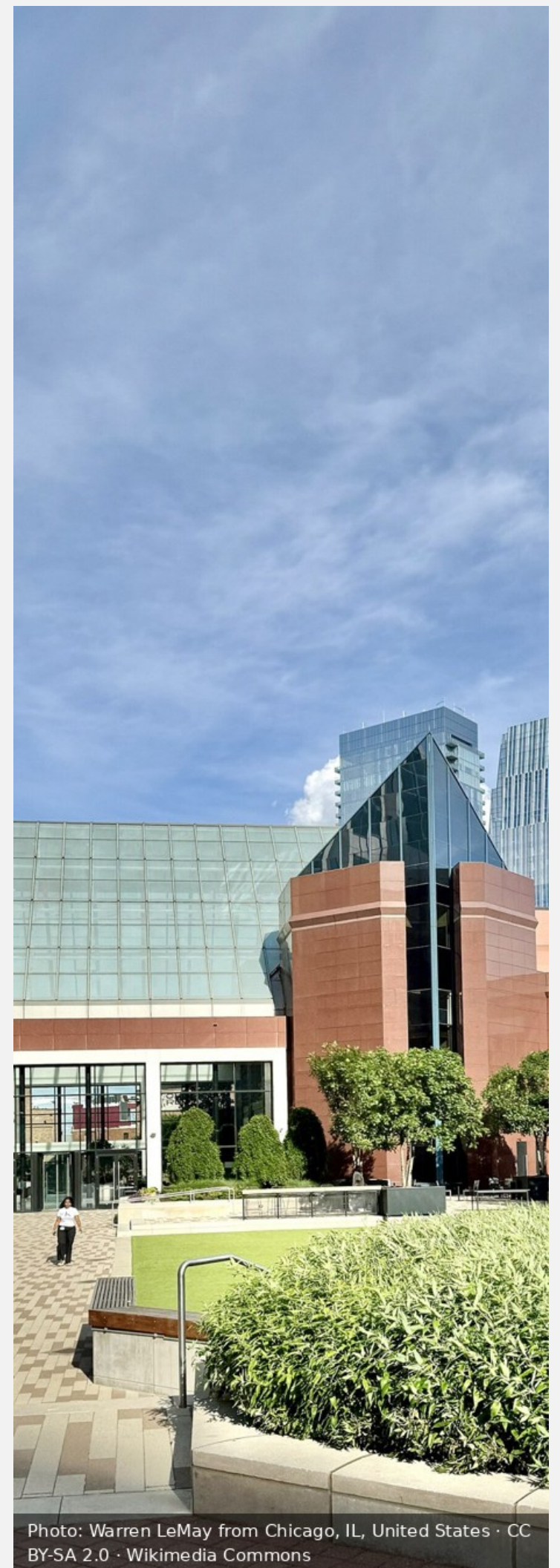


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01

Affordability is the new frontier

This trend suggests that future housing policy must shift from building more units to ensuring that those units are accessible to a broader income spectrum. Without intervention, the most vulnerable populations will be displaced from the core, pushing the city toward a bifurcated model where high-income residents dominate the new developments while low- and moderate-income renters are pushed further out.

02

The unintended rise of the accidental landlord

In Pleasant View, this phenomenon may be amplifying the rent burden. With fewer professional landlords, there is less incentive to maintain units or manage tenant relationships. This creates a feedback loop: higher rents due to scarcity, unmanaged properties, and declining housing quality, which in turn drives more renters into the 30% threshold. The market is not just unaffordable—it's becoming less sustainable.



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