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

# Nolensville leads TN in new housing stock

Source: ALEX Intelligence, 2026

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THE DATA

# 11.0%

**Share of Homes Built Since 2020**

Nolensville has the highest concentration of new housing in the Nashville metro and state.

This figure represents the share of homes in Nolensville that were built after 2020—significantly outpacing all other communities in the region. The data reveals a structural shift in where new development is concentrated, favoring suburban enclaves with lower regulatory friction and higher land availability.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-03-nashville-new-stock-share-place-mkt

# 01

## New builds are reshaping the market

The dominance of Nolensville in new construction signals a bifurcation in Nashville's housing landscape. While the city center remains constrained by zoning and density limits, outer-ring suburbs like Nolensville are absorbing the bulk of new supply. This is not just about volume—it reflects a strategic realignment of where capital is deployed, favoring greenfield development over infill, and shifting the balance of economic activity toward the periphery.

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## Density isn’t the only factor

What’s striking is that Nolensville’s 11.0% share isn’t driven by population size but by development velocity. Its position at #1 in the state and #1 in the metro—among 10 counties—shows that new construction is not a function of urbanization alone, but of policy, land access, and developer confidence. This creates a competitive asymmetry: Nolensville gains market share not through demand pull, but through supply push.

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