#1 of 10: Share of the Market's $1M Homes in Its Top Three Zip Codes

30.0% of Nashville’s $1M homes are in just 3 ZIPs

Source: ALEX Intelligence · Published November 05, 2026

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THE DATA

30.0%

Share of the Market's $1M Homes in Its Top Three Zip Codes (2024)

This concentration is unmatched across Tennessee’s metropolitan cities.

The top three ZIP codes — 37027, 37064, and 37215 — collectively house 30.0% of all $1 million+ homes in the Nashville metro. This level of clustering is not just a sign of affluence; it reflects deep, structural forces shaping where capital, influence, and infrastructure are directed. It’s not merely about who owns property — it’s about where the city’s future is being built.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-05-nashville-concentration-million-homes-zcta

01

Concentration is a form of control

When 30.0% of million-dollar homes are confined to just three ZIP codes, it signals that a small number of neighborhoods are becoming de facto decision hubs. These areas aren’t just wealthy — they are where policy, investment, and development agendas are shaped. The power to influence zoning, infrastructure, and public services is increasingly centralized in these zones, creating a feedback loop where access to influence reinforces physical and economic exclusivity.

02

The suburbs are not escaping the divide

The top three ZIPs are all within Davidson County — the city's core. This challenges the myth that wealth is dispersing into suburban peripheries. Instead, the concentration is deepening in the central city, where land scarcity and political leverage converge. As new construction in the outer rings remains constrained by infrastructure and governance gaps, the central city becomes the only place where high-value development can scale — locking out broader access and reinforcing a winner-takes-most dynamic.

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