Franklin — #1 of 10: Top-to-Median Affordability Gap

Franklin leads TN in affordability gap

Source: ALEX Intelligence · Published November 06, 2026

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THE DATA

1.3x

Top-to-Median Affordability Gap (2024)

Franklin’s top-to-median affordability gap is 1.3x the state average, indicating extreme disparity in housing value-to-income distribution.

This 1.3x gap reflects how wealth concentration in Franklin distorts the broader Nashville metro’s affordability profile. While median incomes rise, high-end homes in Franklin appreciate far faster than average, widening the chasm between median and top-tier affordability. The disparity suggests that affordability is not a city-wide challenge but a hyper-localized one, driven by enclave-level demand and land-use policies.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-06-nashville-spread-value-to-income-place

01

Affordability is a spatial inequality

The 1.3x gap in Franklin reveals that affordability in the Nashville metro is not a uniform issue but a spatially concentrated one. High-income enclaves like Franklin are outpacing median income growth, creating pockets where housing value-to-income ratios diverge sharply. This suggests that policy interventions must be hyper-localized—targeting specific ZIPs and neighborhoods rather than treating the entire metro as a single market.

02

The gap fuels migration stratification

As affordability gaps widen in high-demand areas like Franklin, the market may be shifting toward a two-tier migration pattern: high-income professionals moving into enclave zones, while mid-income buyers are pushed toward less competitive suburbs. This could deepen demographic segmentation, with long-term implications for tax base distribution, public service demand, and future housing development patterns across the metro.

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