Arlington — #1 of 10: Median Monthly Owner Cost

# Arlington leads Tennessee in owner cost

Source: ALEX Intelligence · Published November 08, 2026

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THE DATA

# $2,120

**Median Monthly Owner Cost (2024)**

Arlington’s median monthly owner cost is the highest in the Memphis metro and across Tennessee.

This figure reflects the full cost of homeownership, including mortgage, taxes, insurance, and utilities. Arlington’s position at $2,120—just ahead of Collierville’s $2,110—indicates a premium in both property values and cost of living, despite not being a traditional high-end enclave. The gap between Arlington and Memphis, where the median is $1,023, underscores a growing affordability divide within the metro.

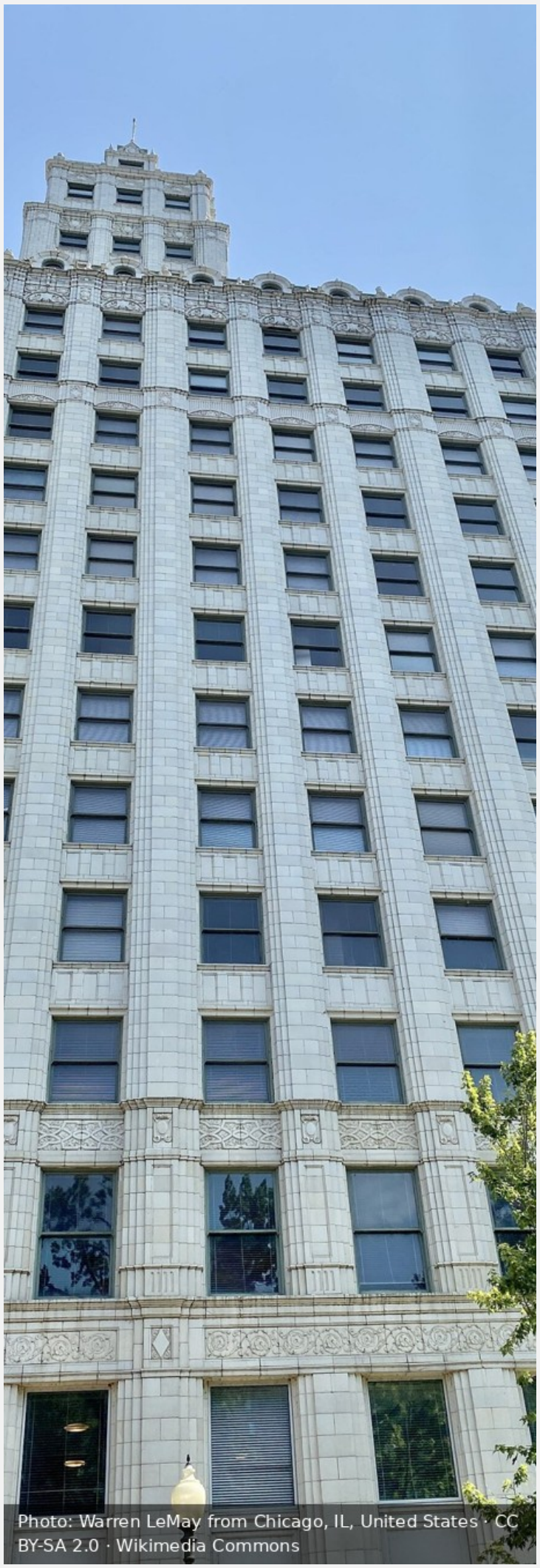


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Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-08-memphis-owner-cost-place-mkt

# 01

## Affordability is a top-down gradient

The data reveals that affordability is not uniform across the Memphis metro. The top tier—Arlington, Collierville, Germantown—forms a high-cost corridor along the western edge of Shelby County, where infrastructure, school quality, and access to regional employment hubs converge. These areas are not just expensive; they are structurally more costly to own, signaling a market where wealth concentration and long-term retention are prioritized over rapid turnover. This is not a housing bubble, but a consolidation of financial resilience among long-term residents.

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# 02

## Memphis remains a refuge for affordability

While Arlington leads in cost, Memphis itself ranks last in median owner cost at $1,023—making it the most accessible city in the metro for first-time buyers and working families. This contrast is not accidental. The city's lower cost base, combined with rising industrial activity and stable job growth, creates a unique economic tension: high demand from lower-income residents seeking entry into the market, yet limited inventory and rising construction costs. The result is a market where affordability is preserved not through low prices, but through structural cost efficiency and scale.

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