#1 of 10: 12-month growth in metropolitan payroll employment (September 2026)

Nashville leads TN in employment growth

Source: ALEX Intelligence · Published November 09, 2026

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THE DATA

1.0%

12-month growth in metropolitan payroll employment (September 2026)

Nashville-Davidson--Murfreesboro--Franklin, TN ranks #1 of 10 Tennessee metros on 12-month growth in metropolitan payroll employment.

This 1.0% growth marks a clear divergence from slower or negative growth in other Tennessee metros, including Memphis and Knoxville. The momentum suggests sustained labor market strength, which is a foundational driver of housing demand. As employment expands, household formation accelerates, reinforcing pressure on housing supply and pricing dynamics.

Source: U.S. Bureau of Labor Statistics, Local Area Unemployment Statistics and Current Employment Statistics, September 2026 (seasonally unadjusted, metropolitan) · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-09-nashville-lab-bls-payroll-growth-12m-msa

01

Growth is not just employment — it’s demand

Nashville’s employment leadership isn’t isolated to job counts; it reflects rising household formation, which directly fuels housing demand. As new residents settle in, the need for both rental and ownership units intensifies. This creates a self-reinforcing cycle: more jobs attract more people, who then drive further investment in residential and mixed-use development.

02

Resilience through diversification

Unlike markets that rely on a single sector, Nashville's employment growth is broad-based across healthcare, education, logistics, and tech. This diversification insulates the city from sector-specific downturns. The result is not just higher growth but more sustainable momentum — a key differentiator for long-term real estate value preservation and appreciation.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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