Memphis — #6 of 10: Home Value to Income Ratio

Home Value to Income Ratio: 3.7x

Source: ALEX Intelligence, November 10, 2026

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THE DATA

3.7x

Home Value to Income Ratio (2024)

Memphis ranks #6 of 10 Tennessee metros on home value to income ratio, with a ratio of 3.7x.

This ratio reflects the median home value relative to median household income. A lower ratio indicates greater affordability, and Memphis' 3.7x places it among the most balanced markets in the state, despite rising home values. This suggests that income growth has kept pace with housing appreciation, supporting long-term market stability.



Photo: Warren LeMay from Chicago, IL, United States · CC BY-SA 2.0 · Wikimedia Commons

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-10-memphis-standing-value-to-income-msa

01

Affordability Anchors Growth

Memphis' 3.7x home value-to-income ratio is not a sign of stagnation but of sustainable momentum. While Nashville leads Tennessee at 4.8x, Memphis’ ratio reflects a market where rising home values are matched by rising incomes, reducing financial strain on residents. This balance supports long-term housing equity and prevents the kind of speculative overheating seen in higher-ratio markets.

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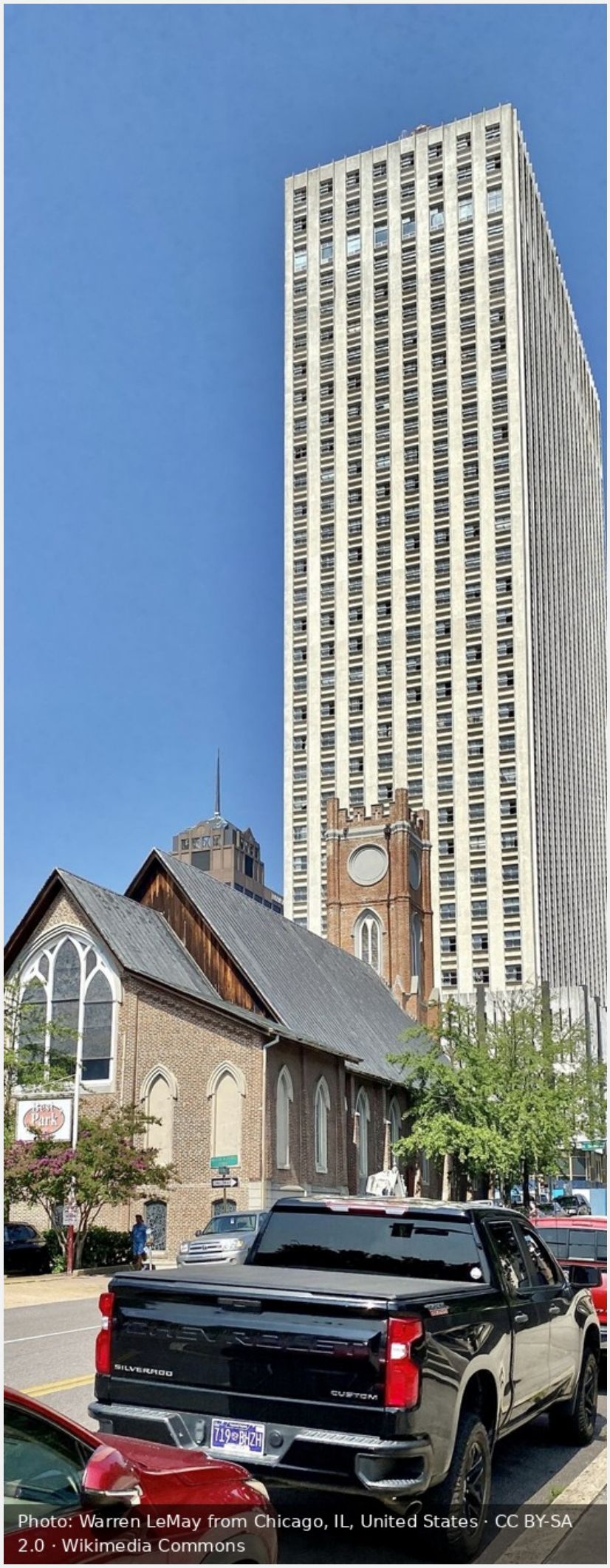


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02

Industrial Expansion Fuels Income Growth

The recent establishment of Itt Goulds Pumps' Tennessee manufacturing hub in Shelby County underscores a structural driver behind Memphis' strong income-to-value alignment. Industrial investment, particularly in advanced manufacturing and logistics, is increasing high-wage employment, directly boosting household income. This creates a virtuous cycle: higher incomes support higher home values, but not at an unsustainable pace.

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