#1 of 10: Share of the Market's Post-2020 Homes in Its Top Three Cities

72.5% of new homes in Memphis are in 3 cities

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

72.5%

Share of the Market's Post-2020 Homes in Its Top Three Cities

This share reflects the disproportionate delivery of new housing in Memphis, Collierville, and Oakland since 2020.

The concentration of new housing in just three cities—Memphis, Collierville, and Oakland—means that growth is not spreading evenly across the metro. This imbalance may deepen existing disparities in access to housing, infrastructure, and public services. As new supply clusters in a few areas, other communities face stagnation or even decline in economic momentum.



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

01

Growth is not inclusive—it’s spatially exclusive

The fact that 72.5% of post-2020 homes are in only three cities reveals a pattern of concentrated development that excludes much of the broader Memphis metro. This creates a dual reality: booming corridors with rising demand and under-invested areas where housing stock remains stagnant. The implications are not just economic—they affect equity, transit planning, and long-term community resilience.

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02

The city that grows fastest may not be the one most prepared

Collierville and Oakland are leading in new housing delivery, but their rapid expansion may outpace the development of essential infrastructure—schools, utilities, and public transit. This raises concerns about whether these communities are building sustainable systems, or simply expanding real estate without long-term planning. The risk is that high growth becomes a self-reinforcing loop that prioritizes volume over quality of life.

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