the Nashville market — #1 of 10: Net Migration in Households

Nashville Leads TN in Household Migration

Source: ALEX Intelligence · Published November 11, 2026

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THE DATA

4,943

Net Migration in Households (2023)

Nashville gained 4,943 households through migration in 2022–23, the highest in Tennessee.

This net gain reflects a sustained demographic pull, with more households moving into Nashville than leaving. The figure represents a floor—actual inflows could be higher, as the IRS only discloses flows above its threshold. This momentum suggests deepening market resilience and long-term housing demand.

Source: U.S. Internal Revenue Service, Statistics of Income Migration Data, county-to-county inflows, 2022-23 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-11-nashville-mig-net-total

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Migration Is the Engine of Growth

Nashville’s housing market is not simply responding to job growth—it is being reshaped by household-level migration. The 4,943 net households represent more than just population change; they signal new demand for homes, schools, and services. This foundational shift is not driven by speculation, but by people choosing to relocate, indicating durable market confidence.

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The Power of Inbound Momentum

Unlike markets where migration is stagnant or declining, Nashville's net gain of 4,943 households underscores a self-reinforcing cycle: more people attract more services, which attract more people. This creates a virtuous loop in housing demand, even as national mortgage rates remain elevated. The data suggests Nashville is not just surviving headwinds—it is growing through them.

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