La Vergne — #1 of 10: Annual Rent Against Local Pay

La Vergne Leads TN in Rent-to-Income Pressure

26.6% of income spent on rent — source: ALEX Intelligence, 2026

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THE DATA

26.6%

Annual Rent Against Local Pay (2024)

La Vergne has the highest rent-to-income ratio in the Nashville metro area.

This means renters in La Vergne spend nearly a quarter of their annual income just on housing costs. The figure exceeds the national average and reflects deepening affordability strain, particularly in suburban markets where development has outpaced wage growth. This is not a temporary spike but a structural trend in the region's housing economy.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-12-nashville-rent-to-income-place-mkt

01

Affordability Is a Suburban Crisis

La Vergne’s 26.6% rent-to-income ratio isn’t an outlier—it’s a bellwether. As Nashville’s core continues to attract high-wage professionals, the suburban ring is experiencing wage stagnation despite rising housing costs. This disconnect is fueling a new kind of displacement: not from the city, but from the suburbs that once promised affordability. The data reveals that the true cost of living is no longer measured by downtown rent, but by the long-term financial toll of commuting from the outer edges of the metro.

02

The Hidden Cost of Proximity

The 26.6% figure in La Vergne reflects a deeper trend: housing is becoming a financial liability even in areas where prices are lower than in Nashville-Davidson. For middle-income households, the cost of transportation, childcare, and time lost to long commutes compounds the burden. This creates a hidden tax on suburban living that isn’t captured in traditional affordability metrics. As a result, even non-urban communities are becoming inaccessible to those without high earnings, reshaping the region’s economic geography.

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Diane Hart Alexander, MBA, MHA

Chair & CEO, ALEX Companies

Designated Broker, Alexander Tiffany Southwest, LLC dba ALEX.realestate, et.al.

Texas License #574877-B · Broker License #565194-BB

diane@alex.realestate · +1 713.591.9902

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