Nashville-Davidson--Murfreesboro--Franklin — #1 of 10: Median Gross Rent

Nashville Leads TN in Median Gross Rent

Source: ALEX Intelligence · Published November 14, 2026

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THE DATA

$1,528

Median Gross Rent (2024)

Nashville-Davidson--Murfreesboro--Franklin ranks #1 of 10 Tennessee metros on median gross rent.

This figure isn’t just a number — it’s a structural marker of demand intensity. Nashville’s rent leadership reflects not just affordability pressure, but the city’s growing role as a magnet for migration, employment, and infrastructure investment. The fact that it leads across the entire state underscores a sustained shift in economic gravity toward the MSA.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-14-nashville-standing-gross-rent-msa

01

Rent as a Demand Indicator

High median gross rent in Nashville isn’t a sign of market failure — it’s a validation of market strength. When rent leads the state, it signals that housing demand is outpacing supply at a scale unmatched in Tennessee. This is not a crisis; it’s a competitive advantage for investors and developers who can align with the city’s growth trajectory. The real estate market is pricing in future value, not just current occupancy.

02

Rent as a Talent Magnet

Nashville’s elevated rent levels are not deterring talent — they’re attracting it. The city’s ability to sustain top-tier rent rankings while drawing in new residents from high-cost markets like Los Angeles County suggests that location premium is now a proxy for opportunity. High rent correlates with high mobility, high employment growth, and strong public services — all reinforcing the city’s appeal. The market isn’t overheating; it’s becoming a destination.

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