Nolensville — #1 of 10: Share of Homes That Are Single-Family Detached

Nolensville Leads TN in Single-Family Density

Source: ALEX Intelligence · Published November 21, 2026

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THE DATA

97.2%

Share of Homes That Are Single-Family Detached (2024)

Nolensville holds the highest share of single-family detached homes in the Nashville metro area.

This figure represents not just a housing preference but a structural choice in development—prioritizing low-density, standalone homes over multifamily or mixed-use models. In a region where urban expansion is accelerating, Nolensville's near-total commitment to single-family detached housing stands out as a rare deviation from the national trend toward denser, more integrated development patterns.

Source: U.S. Census Bureau, American Community Survey 5-Year Estimates, 2024 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-21-nashville-single-family-share-place-mkt

01

Density as a Development Philosophy

Nolensville’s 97.2% single-family share reflects a deliberate choice to preserve rural character even amid rapid suburbanization. This is not passive zoning but active policy—favoring detached homes as the default, which shapes everything from infrastructure planning to school district boundaries. It suggests a market where land-use decisions are deeply rooted in permanence, not speculation.

02

The Cost of Purity in Growth

While Nolensville's model ensures long-term stability and high property values, it also limits housing supply flexibility. With less room for mid-rise or multifamily units, future affordability pressures may intensify. This creates a tension: a community that protects its identity at the cost of future adaptability. As Nashville grows, such places may become less accessible to younger, first-time buyers.

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