#9 of 10: five-year change in the metropolitan house price index (2026 Q2)

five-year change in the metropolitan house price index (2026 Q2): 45.8%

Source: ALEX Intelligence · Published November 26, 2026

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THE DATA

45.8%

five-year change in the metropolitan house price index (2026 Q2)

Nashville-Davidson--Murfreesboro--Franklin, TN ranks #9 of 10 Tennessee metros on five-year house price growth.

This figure places Nashville just behind Clarksville and well below the top-tier growth engines in East Tennessee. The 45.8% increase reflects a market that has already absorbed much of its early appreciation momentum. Unlike Knoxville or Johnson City, where sustained population inflows and industrial expansion continue to fuel rapid price rises, Nashville's growth has begun to moderate as affordability constraints tighten and investor activity stabilizes.

Source: Federal Housing Finance Agency, All-Transactions House Price Index by Metropolitan Statistical Area, 2026 Q2 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-26-nashville-hou-fhfa-hpi-growth-5y-msa

01

Appreciation is cooling, not collapsing

The #9 ranking in Tennessee does not signal weakness—it signals maturity. Nashville's 45.8% five-year gain is still robust by national standards, but it now sits in the second tier of regional growth. This shift suggests the market has transitioned from speculative frenzy to sustainable, fundamentals-driven appreciation. Homeowners are no longer seeing double-digit annual gains, but the underlying demand from migration, employment, and infrastructure investment remains strong.

02

The next phase favors stability over speed

Markets that grow too fast often face abrupt corrections. Nashville's relatively slower pace now may be a structural advantage. With less extreme price inflation, the market is more resilient to interest rate shocks and credit tightening. This maturity enables deeper buyer equity, more sustainable rental yields, and stronger long-term capital preservation—key traits for a blue ocean strategy in real estate that values durability over flash.

Real Estate Strategy & Intelligence Leader. Democratized Blue Ocean Strategist & Operator.

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