2025 against 2024 — #1 of 9: One-Year Change in One-Unit Homes Permitted (2025)

Davidson County Leads TN in Home Permits

New construction activity drops 8.2% YoY

Swipe for insights →

THE DATA

-8.2%

One-Year Change in One-Unit Homes Permitted (2025)

The pace of new home approvals in Nashville’s core county declined sharply in 2025.

Davidson County remains the top-permitting county in Tennessee, but the -8.2% year-over-year change signals a contraction in housing supply. This slowdown reflects rising construction costs, tighter financing, and regulatory friction despite strong demand. The drop is not isolated—Rutherford and Wilson counties also saw declines, though less severe.

Source: U.S. Census Bureau, Building Permits Survey, county annual totals, 2024 and 2025 · ALEX Intelligence computation
https://alex-companies.com/data/2026-11-28-nashville-permits-market-change

01

Supply is tightening faster than demand

This trend increases pressure on existing inventory, especially in mid-to-low price segments. For buyers, it means longer search times and more competition. For investors, it creates an opportunity to secure long-term appreciation, but only if they can navigate supply constraints and rising costs.

02

Permitting is the new bottleneck

Sumner County’s recent manufacturing expansion by Acumen may signal a shift in industrial development, but it does not compensate for the slowdown in residential construction. Without reforms to streamline permitting and reduce approval timelines, Nashville risks becoming less accessible to first-time buyers and middle-income households.

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

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

ALEX

ALEX Intelligence
deep intelligence

ALEX Real Estate
genius real estate

ALEX Advisory
uncontested strategy

ALEX Cares
purposeful philanthropy