

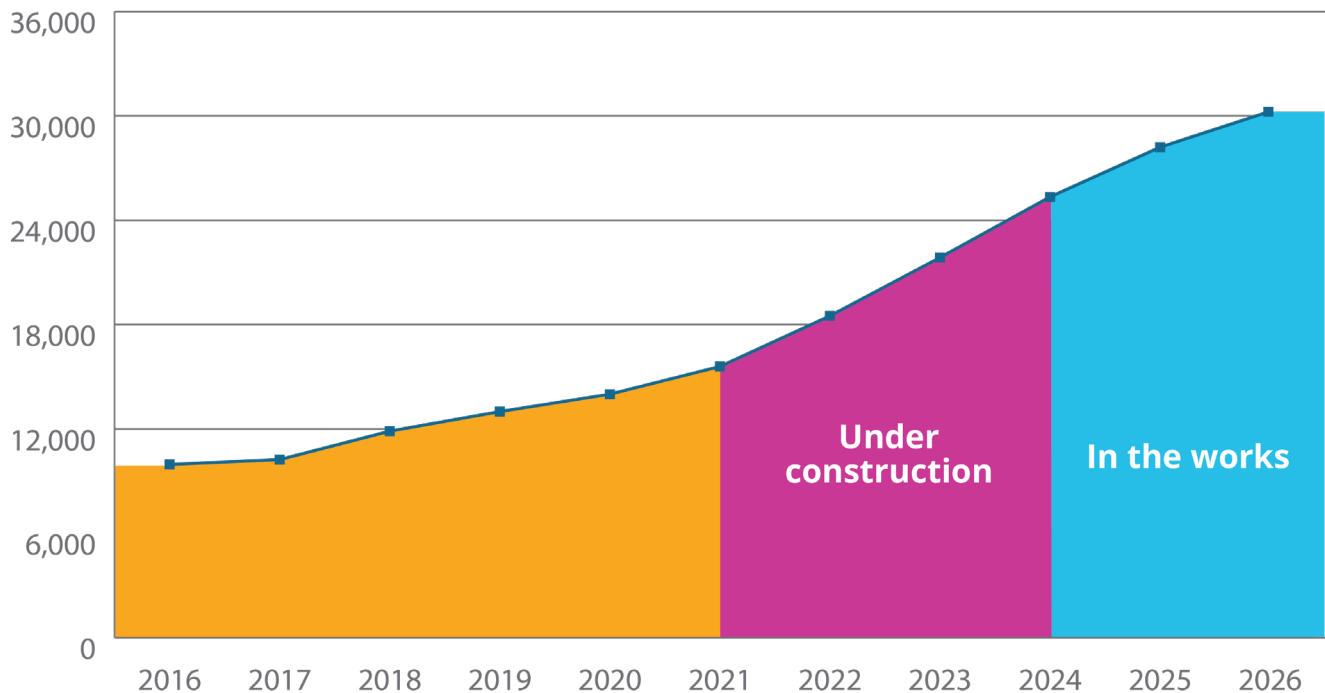


Midyear Residential Update 2021

DOWNTOWN NASHVILLE

Over the past five years, **4,600 residents** have been added to the downtown population. With everything under construction, there will be an additional **6,400 residents** – a **111%** increase since 2016. If everything that is planned comes to fruition, there will be **30,000 residents** downtown by 2026.

2016-2026 RESIDENTIAL POPULATION GROWTH



CURRENT RESIDENTIAL STATS

9,511

UNITS

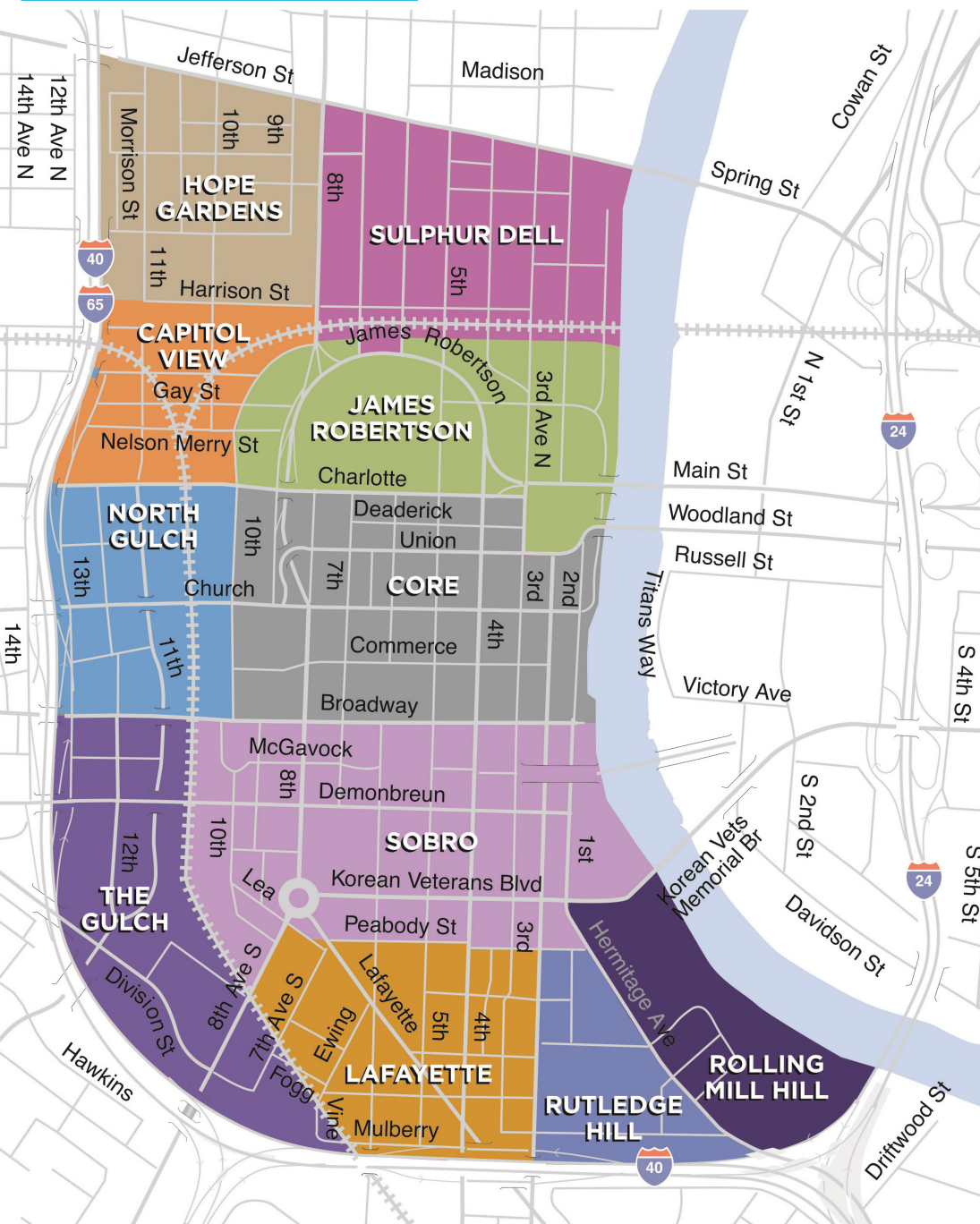
14,456

RESIDENTS

95%

RENTAL OCCUPANCY

Residential Market



\$2.57

AVERAGE RENT
PER SF

\$2,107

AVG RENTAL
RATE

819

SF AVG RENTAL
UNIT SIZE

In the Pipeline

4,125

UNITS UNDER
CONSTRUCTION

5,610

UNITS PLANNED



4,600

DOGS
DOWNTOWN



94%

OF RESIDENTS
say downtown is a fun
place to live



41%

OF RESIDENTS
moved downtown from
out of state



57%

OF RESIDENTS
cite walkability as a top
reason they live downtown

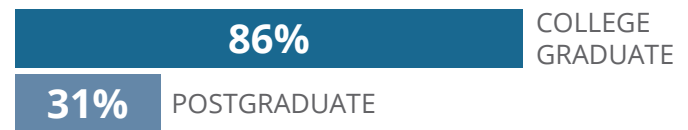
Residential Demographics

Downtown households are 49% single individuals, with 33% being part of the millennials generation. Generation X makes up 25% of the residential population, and Baby Boomers make up 31%. Fifty-seven percent have a household income over \$100,000, and 15% have annual household incomes that exceed \$250,000.

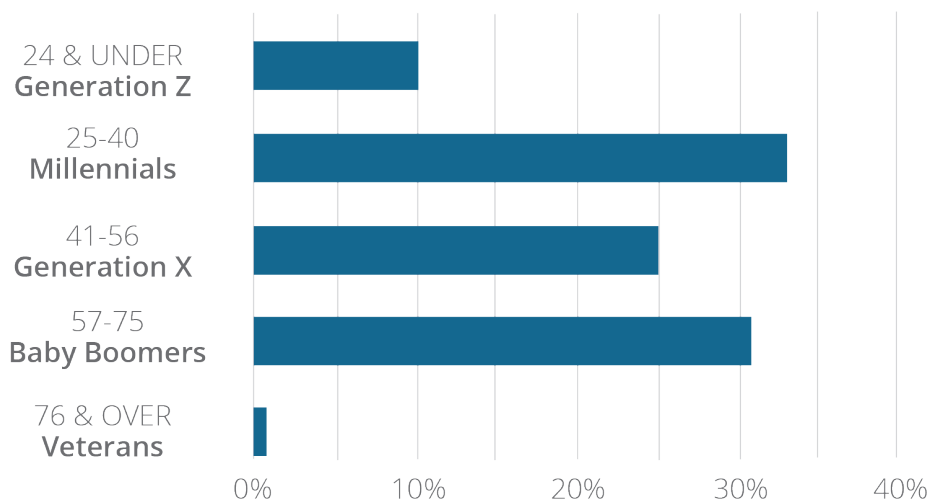
GENDER



EDUCATION



GENERATIONS



ANNUAL SALARY RANGE

