



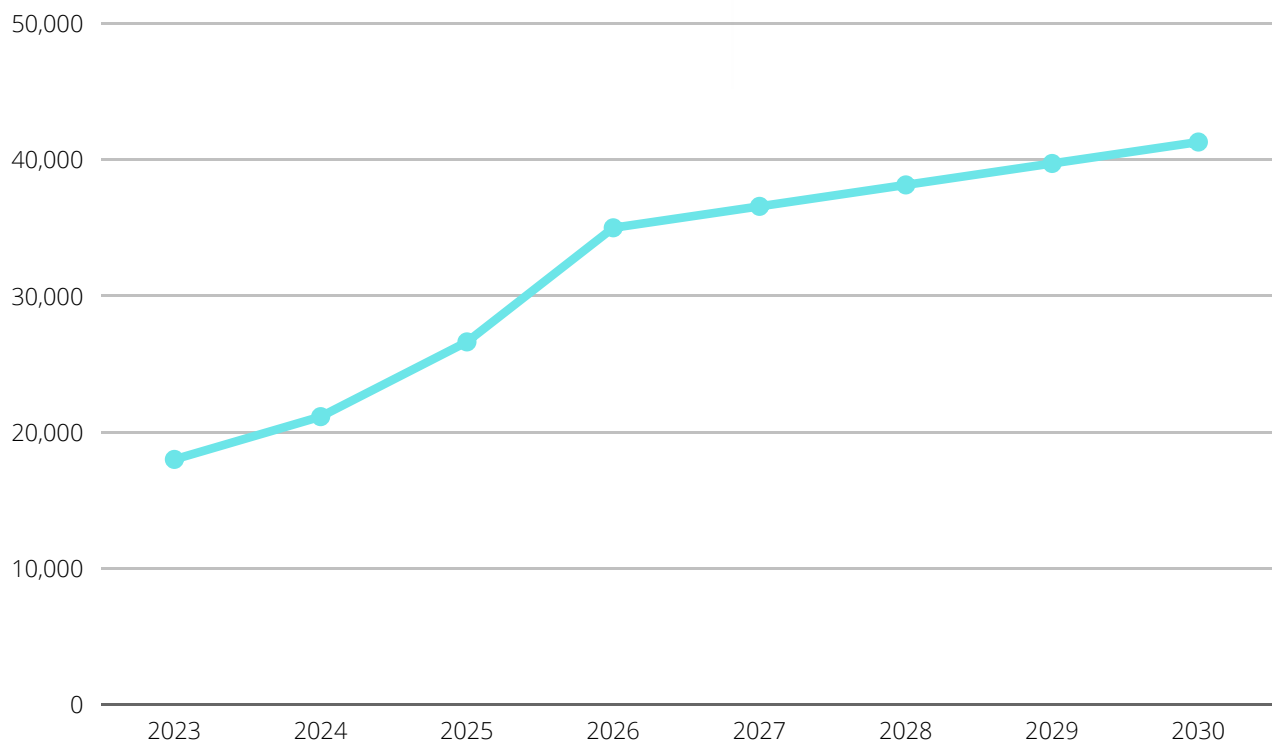
NASHVILLE
DOWNTOWN
PARTNERSHIP

Midyear Residential Update 2023

DOWNTOWN NASHVILLE

Downtown's residential development shows no signs of slowing. All projects under construction will add an additional **6,000 residents** over the next three years. If all planned projects deliver, downtown will have **over 40,000 residents by 2030**.

2023 - 2030 RESIDENTIAL POPULATION GROWTH



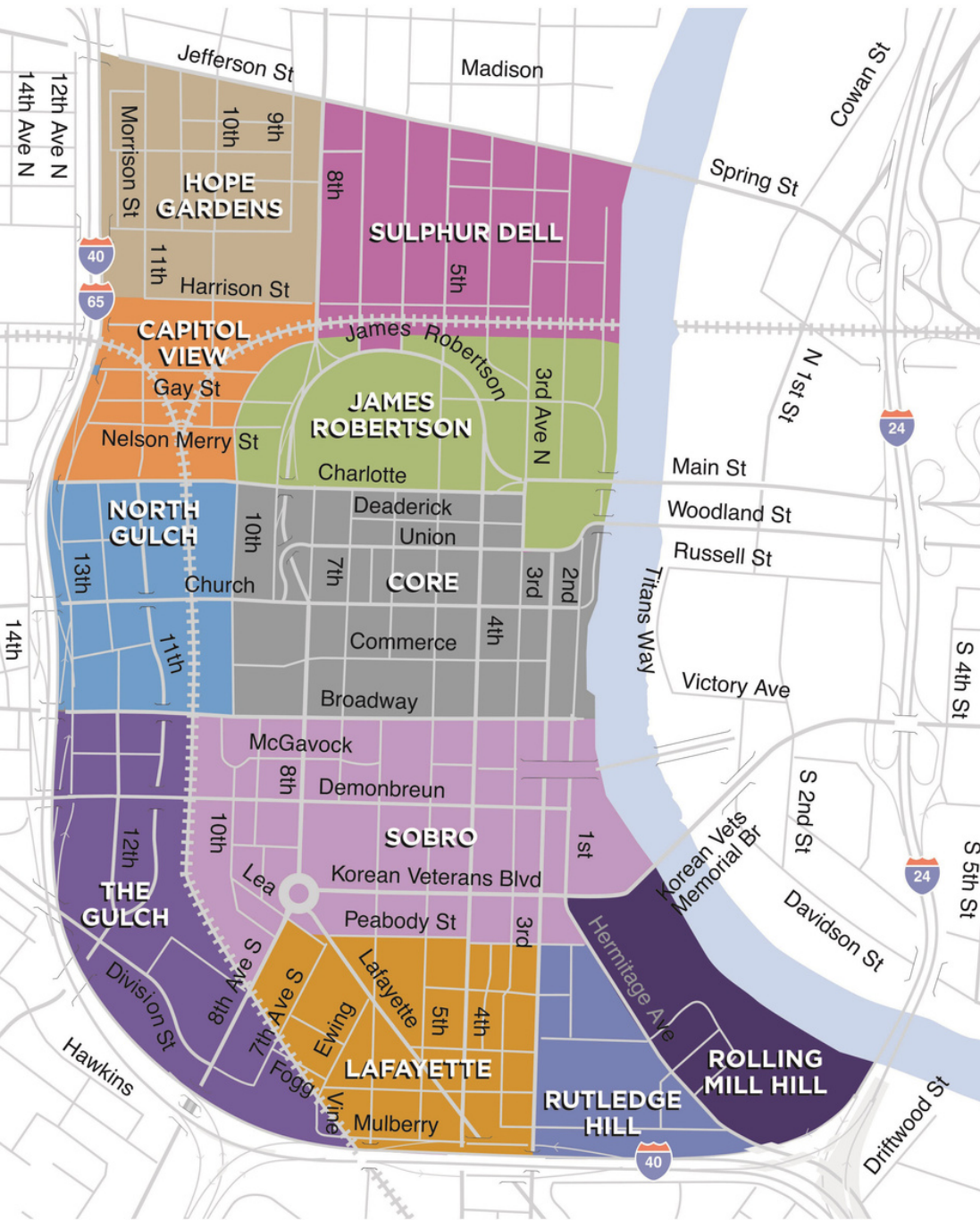
CURRENT RESIDENTIAL STATS

12,730
UNITS

17,000
RESIDENTS

93%
RENTAL OCCUPANCY

Residential Market



\$2.94

AVE RENT
PER SF

\$2,382

AVG RENTAL
RATE

811

SF AVG RENTAL
UNIT SIZE

In the Pipeline

4,003

UNITS UNDER
CONSTRUCTION

14,500

UNITS PLANNED



4,828

DOGS
DOWNTOWN



93%

OF RESIDENTS
say downtown is a fun
place to live



43%

OF RESIDENTS
moved downtown from
out of state



62%

OF RESIDENTS
cite walkability as a top
reason they live downtown

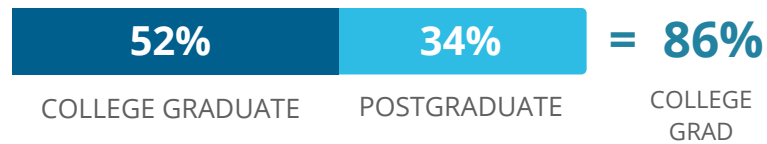
Residential Demographics

Downtown households are 42% single, 40% married, and 5% have domestic partners. Baby Boomers make up the largest cohort downtown (35%) followed by Generation Z (31%) and Generation Y (27%). Seventy-eight percent of residents have a household income in excess of \$80,000 and 28% have an annual household income that exceeds \$200K.

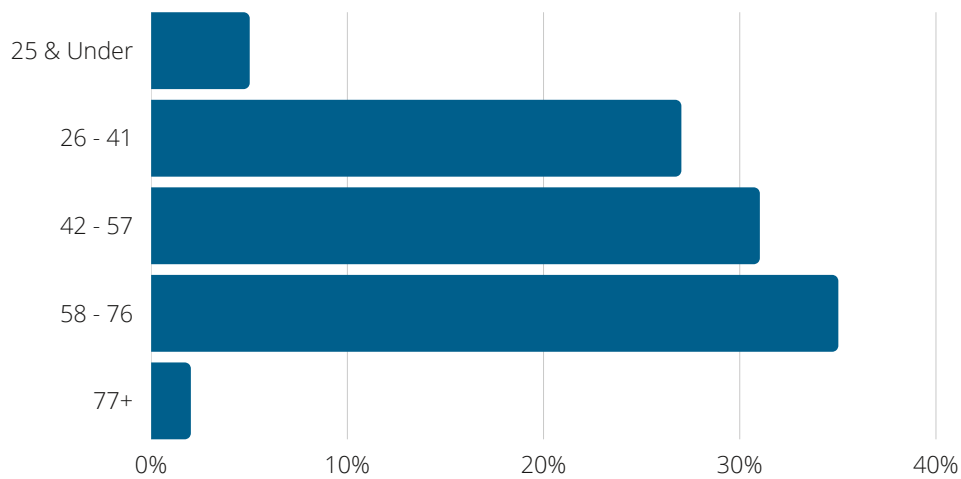
GENDER



EDUCATION



GENERATIONS



ANNUAL SALARY RANGE

