

ANNUAL RESIDENTIAL REPORT

2023



**NASHVILLE
DOWNTOWN
PARTNERSHIP**

17,630
Residents

78%
HOUSEHOLDS
earn over \$80K

86%
HAVE A COLLEGE/
POSTGRAD DEGREE

53%
WORK
downtown



Albion in The Gulch

**“Nashville: The Best Large City Market
to Buy a Home in 2023” - WalletHub**



62%
CITE WALKABILITY
as a top reason they live
downtown



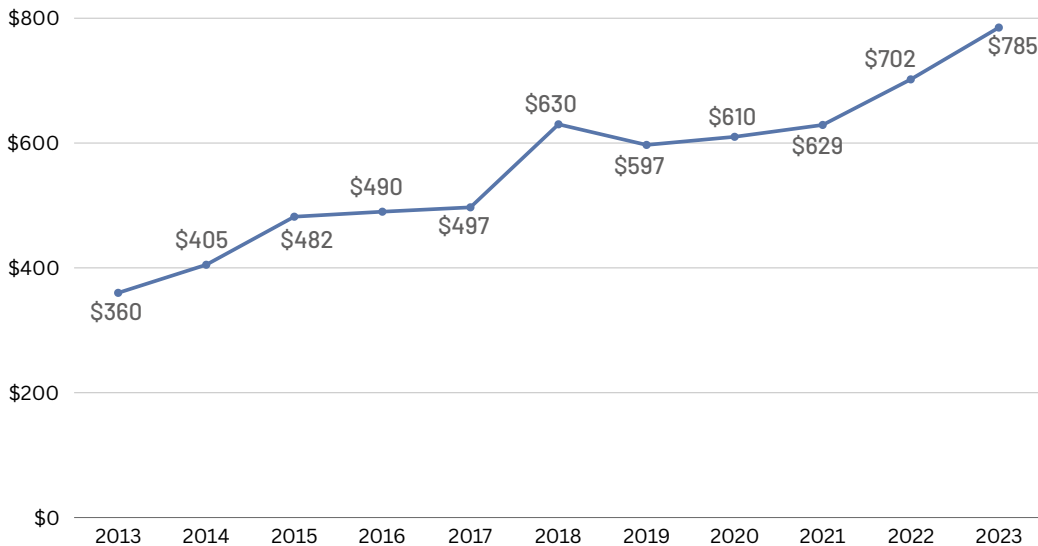
5,006
DOGS
downtown



93%
SAY
downtown is a FUN
place to live

2023 RESIDENTIAL REPORT

DOWNTOWN CONDO AVERAGE PRICE PER SQUARE FOOT



Note: Four Seasons Private Residence Sales are excluded from Condo Average PPSF

Four Seasons Private Residences Average PPSF: \$2,014

AVERAGE RENTAL MARKET COMPARISONS



AVERAGE SIZE
813 SF



AVERAGE PPSF
\$2.71



AVERAGE RENT
\$2,201

90%
RENTAL
OCCUPANCY

Housing Types

79%
RENTAL

19%
CONDO

35%
BABY BOOMER

31%
GENERATION X

27%
GENERATION Y



Harlowe



The Viridian

2023 RESIDENTIAL REPORT



Alcove

17,630
RESIDENTS
2023

10
PROJECTS
Under Construction

25,000
RESIDENTS
2026
based on homes under
construction

#1

METRO

For economic
strength in 2023
(POLICOM)

**“Nashville is the
#1 market to
watch in 2024.”**

-PwC 2023

DOWNTOWN RESIDENTIAL PIPELINE: HOUSING UNITS

4,524

Completed
Since 2019

4,143

Under
Construction

14,120

Units
Planned/Proposed



505