

Midyear Residential Update 2026

DOWNTOWN NASHVILLE



DNA May Meet-Up @ Top Note

Nashville Downtown Partnership (NDP) organizes **Downtown Neighbors Association (DNA) bi-monthly events** featuring guest speakers and opportunities for residents to **connect, share info, and stay informed.**

 **107%**
INCREASED ATTENDANCE
at dna meet-ups year over year

Residential Roadshows are a new initiative connecting NDP with downtown residents where they live. Through these visits, **NDP shares updates on programs, services, and ways to engage with downtown.**



Residential Roadshow @ Citylights

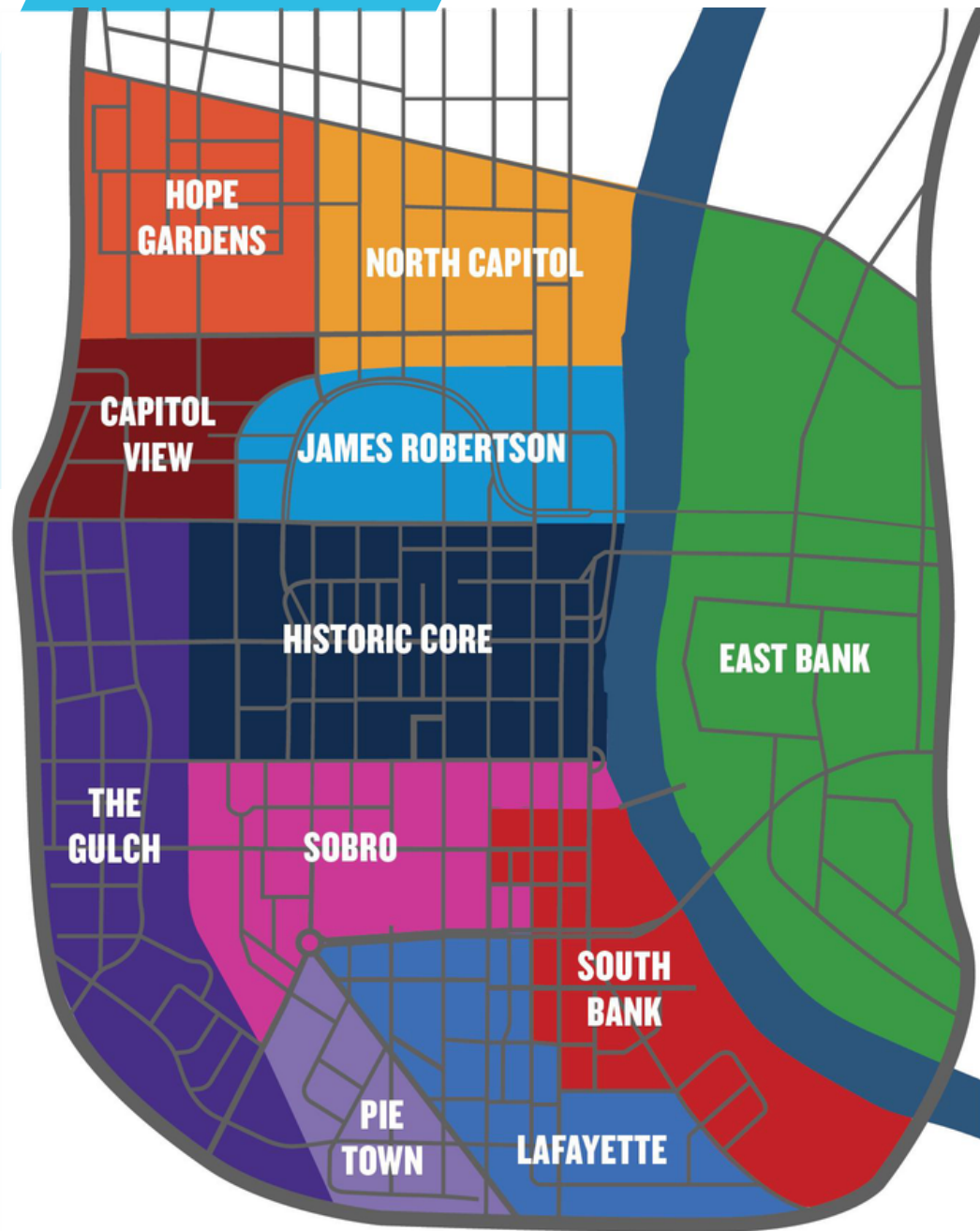
CURRENT RESIDENTIAL STATS

16,802
UNITS

23,335
RESIDENTS

91.3%
RENTAL OCCUPANCY

Residential Market



\$2.69

AVG EFFECTIVE
RENT PER SF

\$2,242

AVG EFFECTIVE
RENTAL RATE

844

SF AVG RENTAL
UNIT SIZE

Source: HelloData

In the Pipeline

1,490

UNITS UNDER
CONSTRUCTION

9,394

UNITS PLANNED



7,438

DOGS
DOWNTOWN



42%

OF RESIDENTS
own a pet



95%

OF RESIDENTS
say downtown is a great
place to live



64%

OF RESIDENTS
cite walkability as a top
reason they live downtown

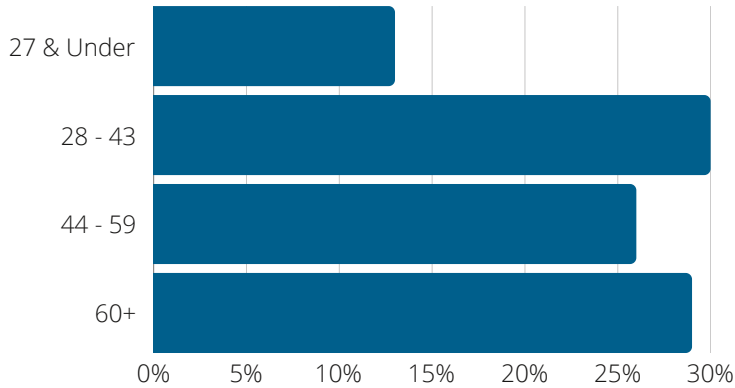


40%

OF RESIDENTS
work downtown

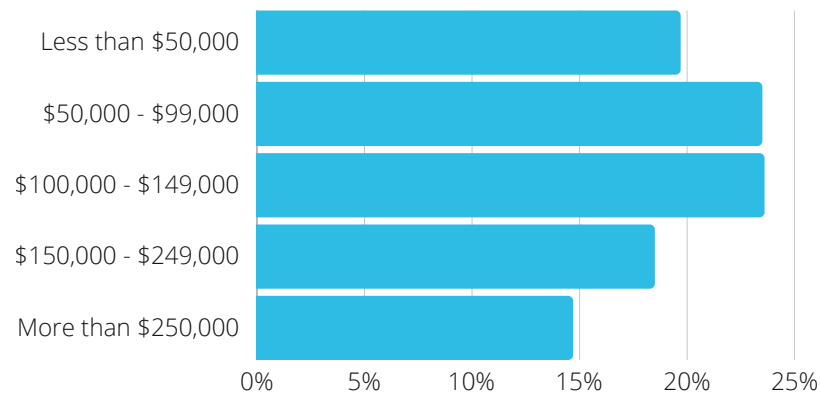
Residential Demographics

AGE DISTRIBUTION:



Source: HelloData

HOUSEHOLD INCOME:



Source: ESRI

POPULATION PROJECTIONS:

2027	25,201
2028	26,441
2029	27,681
2030	28,921



86.1%

OF RESIDENTS

hold college/post-secondary degrees



14%

OF RESIDENTS

do not own a car

TOP 5 DRIVERS FOR LIVING DOWNTOWN:



1. WALKABILITY



2. RESTAURANT &
DINING OPTIONS



3. CENTRAL
LOCATION



4. ARTS, CULTURE, &
ENTERTAINMENT



5. URBAN
EXPERIENCE

Parks & Community Life



Sweet Treat Tuesday
Walk of Fame Park



Happy Hour Pilates
Riverfront Park



Bubble Blast
Church Street Park
Powered by Amazon

Nashville Downtown Partnership hosted **over 400 free events in 2025 at 3 downtown parks** — from pilates and line dancing to live music, canine connection, and chess club — offering something for every interest and schedule. Click [HERE](#) for the full rundown of events.



29%

OF RESIDENTS

visit downtown parks/park events at
least once a week



27%

OF RESIDENTS

cite green spaces and public
parks as a top reason they
continue living downtown.



MoveFit with Dani D. Fitness @ Walk of Fame Park