

# ANNUAL RESIDENTIAL REPORT

## 2022



**NASHVILLE  
DOWNTOWN  
PARTNERSHIP**

**16,302**  
Residents

**73%**  
HOUSEHOLDS  
Earn over \$80K

**88%**  
HAVE A COLLEGE/  
POSTGRAD DEGREE

**49%**  
WORK  
Downtown



**45%**  
MOVED

From out of state



**62%**  
CITE WALKABILITY

as a top reason they live  
downtown

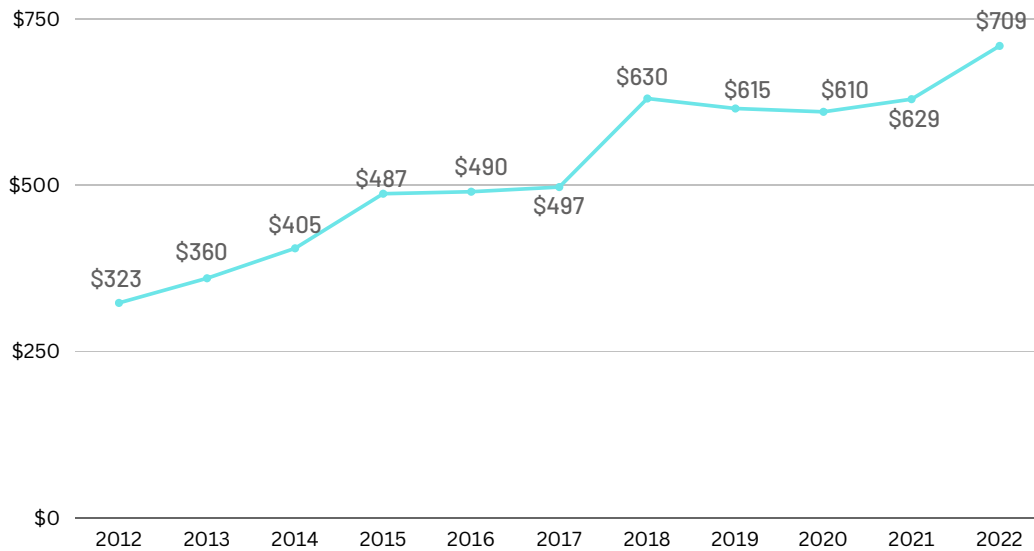


**4,630**  
DOGS

Downtown

# 2022 RESIDENTIAL REPORT

## DOWNTOWN CONDO AVERAGE PRICE PER SQUARE FOOT



Four Seasons Private Residences Average PPSF: \$1,427

## AVERAGE RENTAL MARKET COMPARISONS



AVERAGE SIZE  
817 SF



AVERAGE PPSF  
\$2.84



AVERAGE RENT  
\$2,515

**94%**  
RENTAL  
OCCUPANCY

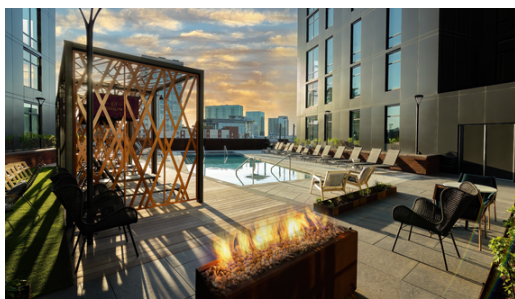
Housing Types

**76%**  
RENTAL

**22%**  
CONDO

**2%**  
SINGLE FAMILY  
& OTHER

**2%**  
AFFORDABLE/  
WORKFORCE  
HOUSING



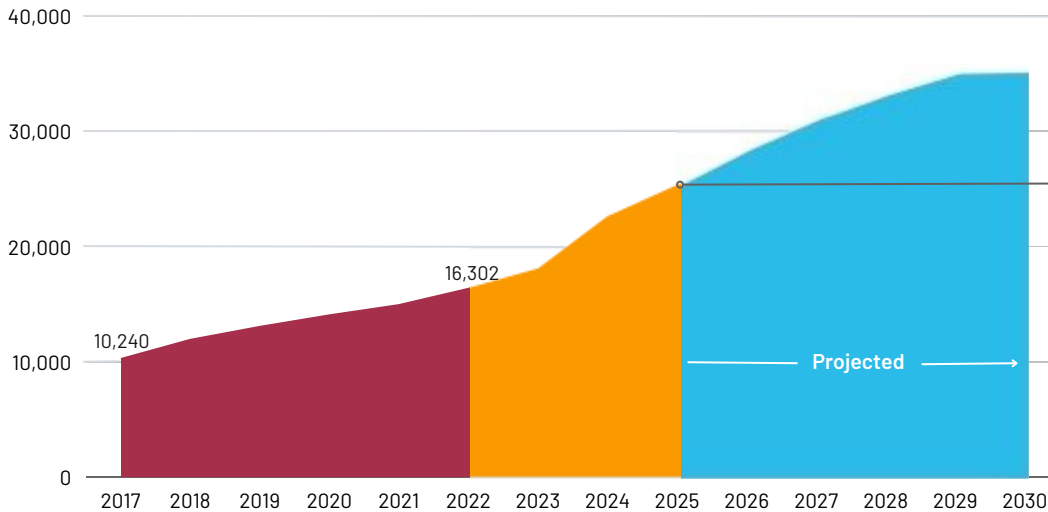
Harlowe



The Place at Fifth + Broadway

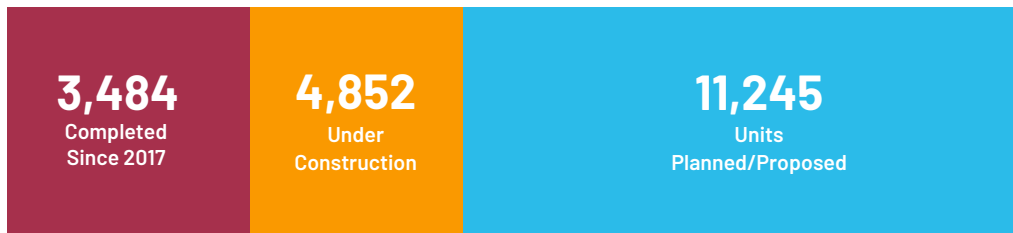
# 2022 RESIDENTIAL REPORT

## Residential Population Growth



**22,549**  
RESIDENTS  
By 2024

## DOWNTOWN RESIDENTIAL PIPELINE: HOUSING UNITS



**13**  
PROJECTS  
Under Construction

**“Nashville ranks #10 for housing market stability.”**

-Construction Coverage Report 2023

**#4**

**METRO**

For economic  
strength in 2022  
(POLICOM)



1200 Broadway