

BERKADIA[®]

NASHVILLE

MULTIFAMILY MARKET REPORT | Q1 2024

Inventory

188,161

7.0% YOY

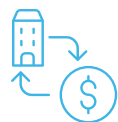


12,387 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

10,026

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,601

2.3% YOY



\$38 YOY

Occupancy

93.6%

90 BPS YOY



Employment

1,161,500

0.4% YOY



5,000 JOBS
DURING THE
TRAILING 12 MONTHS

Households

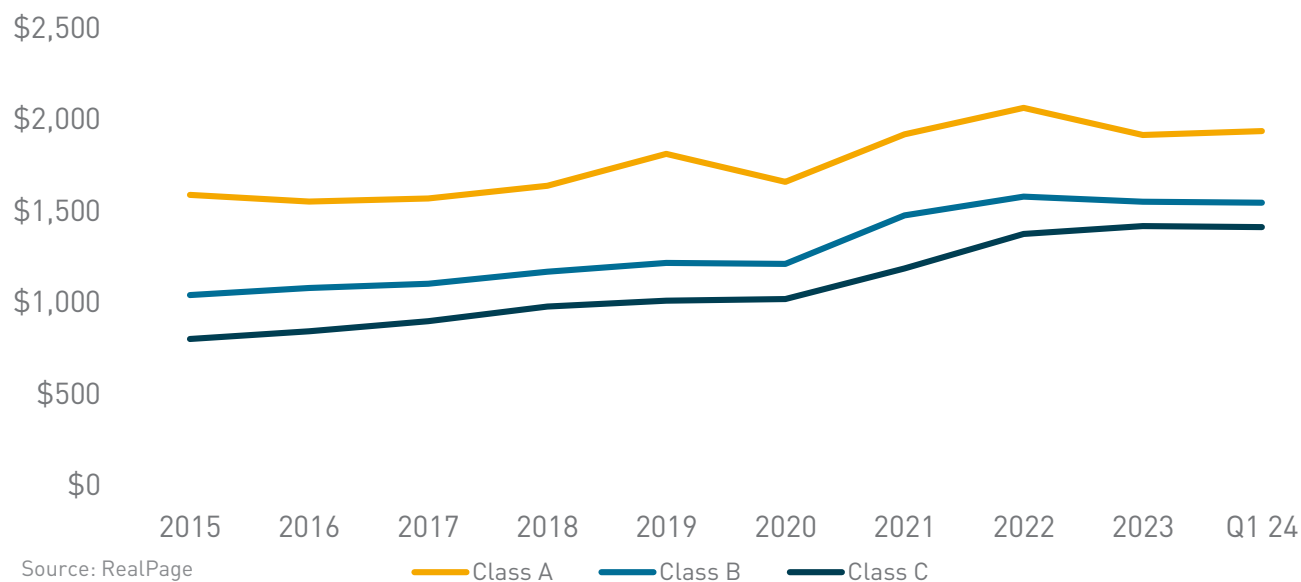
833,100

1.7% YOY

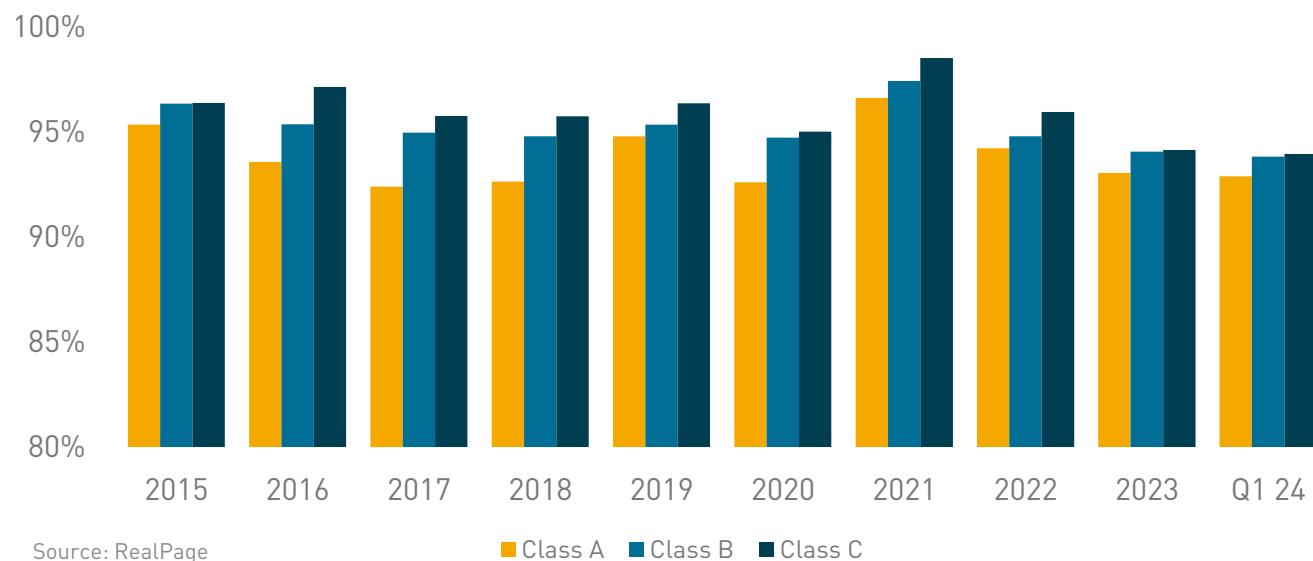


13,800 UNITS
DURING THE
TRAILING 12 MONTHS

NASHVILLE EFFECTIVE RENT BY CLASS



NASHVILLE OCCUPANCY BY CLASS



Note: Effective rent and occupancy reflect stabilized properties and does not include preleased units or properties in lease-up. A newly constructed property is considered stabilized once it becomes 85% occupied.

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Sources: RealPage; Moody's Analytics

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