

BERKADIA[®]

NASHVILLE

MULTIFAMILY MARKET REPORT | Q3 2024

Inventory

194,614

7.0% YOY



12,733 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

11,408

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,621

1.5% YOY



\$25 YOY

Occupancy

94.0%

30 BPS YOY



Employment

1,171,500

1.2% YOY



13,800 JOBS
DURING THE
TRAILING 12 MONTHS

Households

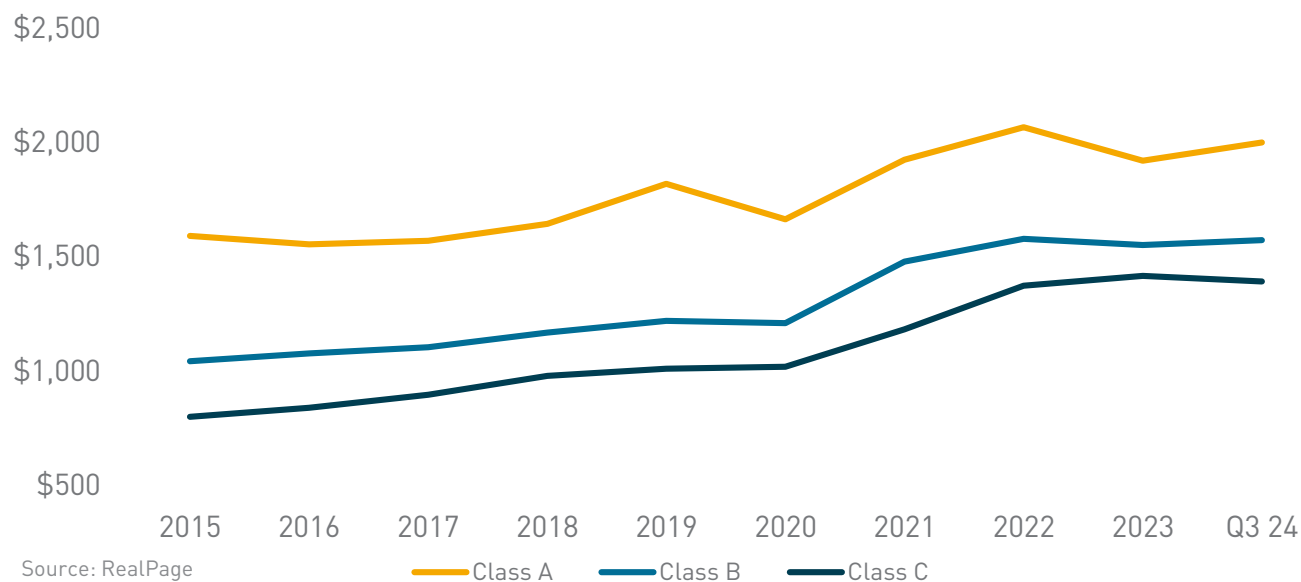
843,600

1.9% YOY



15,900 UNITS
DURING THE
TRAILING 12 MONTHS

NASHVILLE EFFECTIVE RENT 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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NASHVILLE OCCUPANCY BY CLASS

