

BERKADIA[®]

NASHVILLE

MULTIFAMILY MARKET REPORT | Q1 2025

Inventory

199,625

6.5% YOY



12,402 UNITS
DURING THE TRAILING
FOUR QUARTERS

Net Absorption

12,223

UNITS



DURING THE TRAILING
FOUR QUARTERS

Effective Rent

\$1,605

0.1% YOY



\$1 YOY

Occupancy

94.0%

40 BPS YOY



Employment

1,172,400

0.9% YOY



10,400 JOBS
DURING THE
TRAILING 12 MONTHS

Households

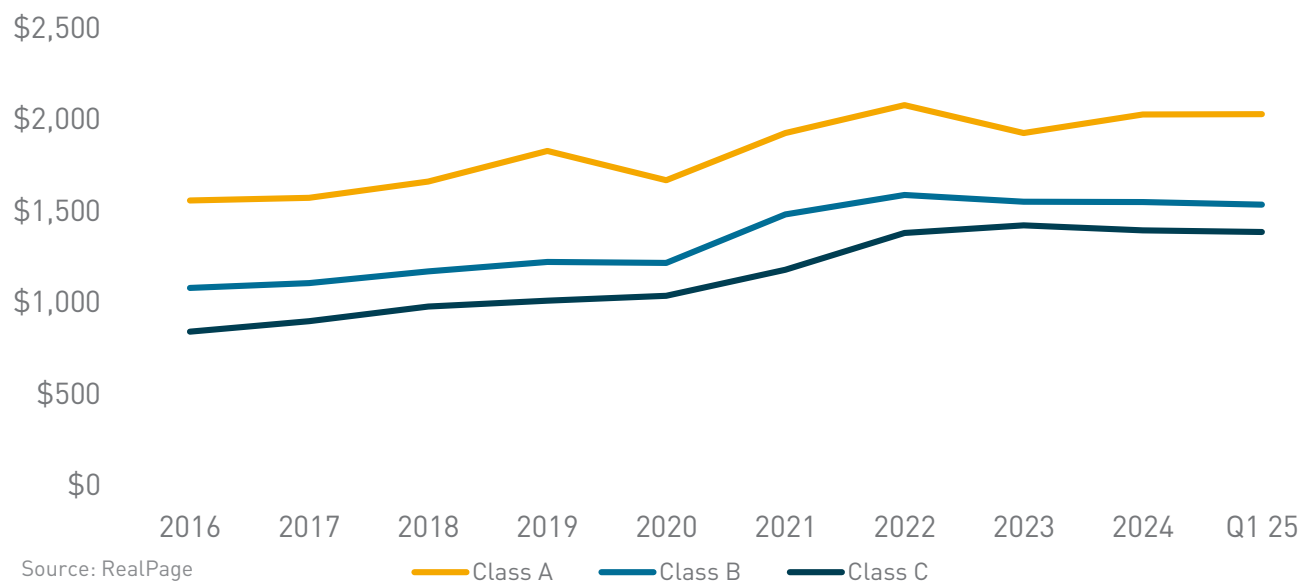
840,800

2.0% YOY



16,500 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

