

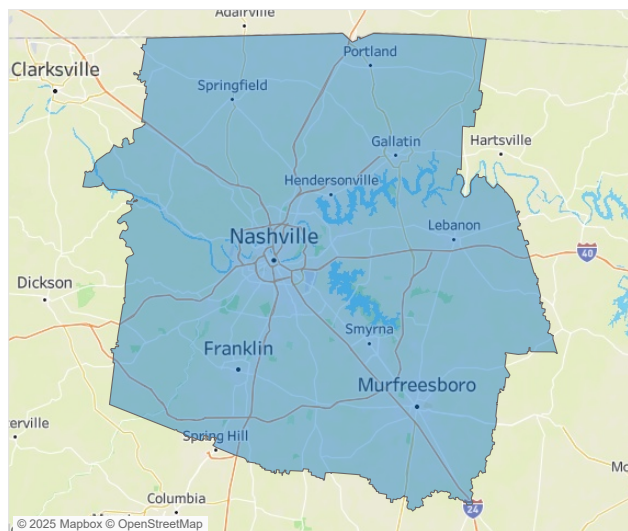


Jeff Adler
Vice President
Jeff.Adler@yardi.com

Contacts

Razvan Cimpean
SEO Engineer
Razvan-I.Cimpean@yardi.com

Nashville
January 2025



Nashville is the **29th** largest multifamily market with **194,520** completed units and **82,581** units in development, **17,650** of which have already broken ground.

Advertised **rents** are at **\$1,645**, down **-0.8%** ▼ from the previous year placing Nashville at **106th** overall in year-over-year rent growth.

Multifamily housing **demand** has been positive with **10,112** ▲ units absorbed over the past twelve months. Absorption increased by **2,017** ▲ units from the previous year's absorption gain of **8,095** ▲ units.

Employment in Nashville has grown by **0.8%** ▲ over the past 12 months, while hourly wages have risen by **2.3%** ▲ YoY to **\$34.64** according to the *Bureau of Labor Statistics*.

