

**YARDI**<sup>®</sup> Matrix

# Nashville's Supply Side Shines

Multifamily Report Spring 2017

**Construction Activity Fuels Sector Growth**

**Transaction Volume Tops \$1 Billion**

**Significant Deliveries Keep Pace with Demand**

# NASHVILLE MULTIFAMILY

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## Market Analysis

Spring 2017

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## Music City Remains Sound

Nashville's multifamily fundamentals continue to be solid on most levels. With strong demand fueled by robust population gains and consistent job growth, the market remains a hot ticket for investors, which acquired more than \$1 billion in apartments in 2016. Nashville's booming economy is broadening the labor force at a rate well above the national average, helping to drive demand for housing.

Nashville's knowledge-based economy thrives due to growth-oriented industries, such as health care, which continues to attract a highly educated workforce. Overall, employment is healthy, with 24,300 jobs added in 2016. The construction sector grew the most, due to the glut of supply that has come online in recent years. Nashville Metropolitan Transit Authority approved nMotion, a \$6 billion transit plan that will develop a large number of high-capacity and rapid transit services over the next 25 years. Public-private collaborations, such as the Partnership 2020 initiative that aims to create economic growth in the region, are also drawing investors to the area.

In response to strong population growth, developers are ramping up construction, with more than 30,000 units in progress. Due to Nashville's vibrant employment market, which is driving strong rental demand, we forecast a 4.5% rent increase for the full year.

## Recent Nashville Transactions

The Landings of Brentwood



City: Brentwood, Tenn.  
Buyer: Steadfast Cos.  
Purchase Price: \$110 MM  
Price per Unit: \$151,933

Charlotte at Midtown



City: Nashville  
Buyer: MAA  
Purchase Price: \$62.5 MM  
Price per Unit: \$224,014

The Artessa



City: Franklin, Tenn.  
Buyer: Security Properties  
Purchase Price: \$57.5 MM  
Price per Unit: \$230,000

The Venue at Glenbrook



City: Hendersonville, Tenn.  
Buyer: Sentinel Real Estate  
Purchase Price: \$52.7 MM  
Price per Unit: \$168,910

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