



## Nashville, TN Market Overview

Nashville, Tennessee’s capital and most populated city, became known for the many institutions of higher education that were founded there and was given the nickname “Athens of the South.” Nashville’s economy and population grew rapidly in the first decades of the 20th century, and it was also during that time that the city emerged as the center of American traditional and country music, now nicknamed “Music City.”

Chartered as a city in 1806, Nashville developed as a river trade depot and manufacturing site for middle Tennessee and became the political center of the state. Railroads were introduced to the area in the 1850s, which placed further emphasis on the city’s commercial importance.

Today, Nashville is a major part of the music and entertainment industry, with manufacturing, printing and publishing, and tourism also being great contributors to Nashville’s economy. The city is a distribution and transportation hub due to its central location, international airport, and rail and highway connections. The growing job market and low unemployment rate aided in making Nashville one of the top markets for rent growth last year.

### Market at a Glance:

Considerations	Findings	Comments
Housing availability	Moderate	
Typical Lease Length	12 months	
Typical Security Deposit	1 month	Depends on rental or credit history
Early Termination Clauses	Available	Lease specific and always includes a penalty
Negotiation of Lease Terms	Moderate	More likely with private landlords than with apartment complexes

### Unfurnished Apartments:

Studio	1 Bedroom	2 Bedrooms	3 Bedrooms
\$1,400+	\$1,800+	\$2,500-\$3,000	\$4,000+

### Houses:

1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
\$2,500+	\$3,000+	\$4,000+	\$4,500+

