

# NASHVILLE MARKET REPORT

# NSH

MARKET INSIGHTS • 1Q22



2.4%

Nashville Unemployment Rate



0.4%

New Home Starts Up



-6.8%\*

New Home Closings Down



\$448,390

Median New Home Price



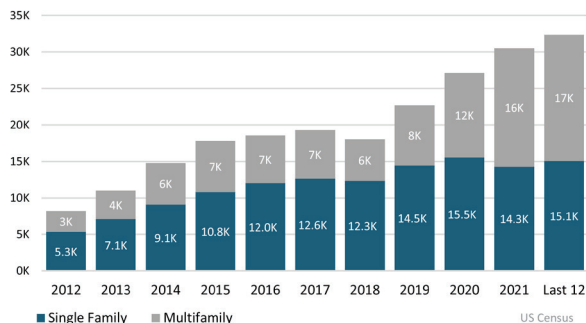
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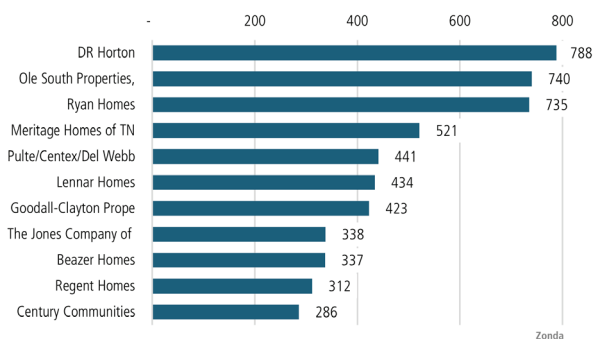


## NEW HOUSING TRENDS<sup>1</sup>

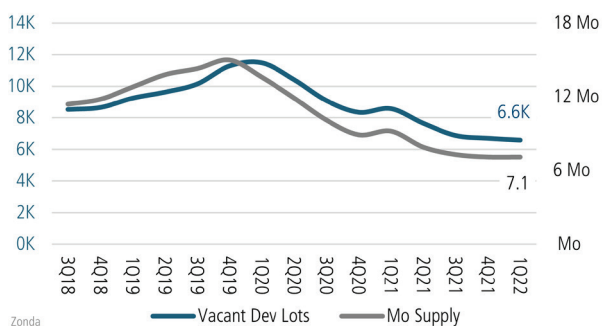
### Single & Multi-Family Permits



### 12 Month Homebuilder Ranking by Closings



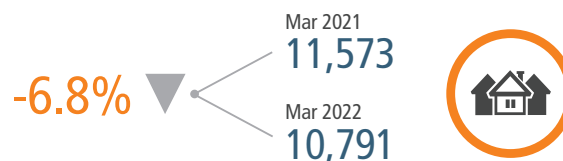
### Vacant Developed Lot Supply



### ANNUALIZED NEW HOME STARTS

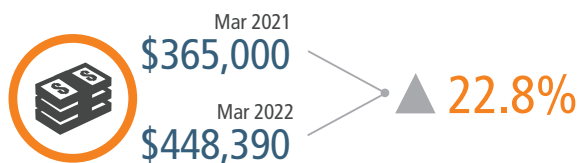


### ANNUALIZED NEW HOME CLOSINGS

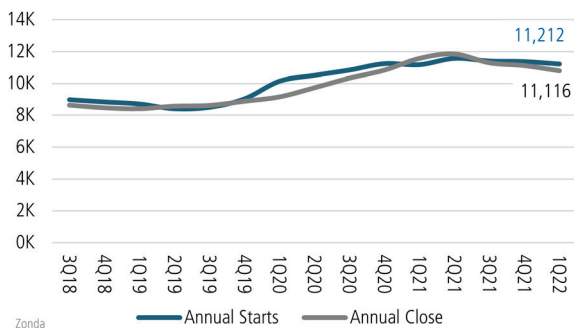


\* Decline in closings due to material and labor shortages

### MEDIAN NEW HOME PRICE

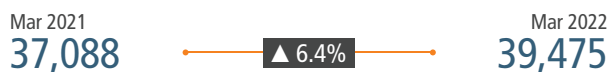


### Annual Starts vs Closings



## MLS RESALE STATISTICS - NASHVILLE MSA SINGLE FAMILY HOMES<sup>2</sup>

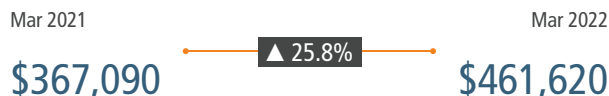
### CLOSED SALES



### MONTHS OF INVENTORY



### MEDIAN SALE PRICE



### DAYS ON MARKET



## ECONOMIC TRENDS<sup>3</sup>

### UNEMPLOYMENT RATE (unadjusted)

#### NASHVILLE

Mar 2021	Mar 2022
4.2%	2.4%

▼ -1.8%

#### TENNESSEE

Mar 2021	Mar 2022
4.9%	3.0%

▼ -1.9%



### TOTAL NONFARM EMPLOYMENT (in thousands)

#### NASHVILLE

Mar 2021	Mar 2022
1,023	1,095

▲ 7.1%

#### TENNESSEE

Mar 2021	Mar 2022
3,045	3,189

▲ 4.7%



### EMPLOYMENT CHANGE

#### NASHVILLE

Annualized Employment Change\*

6.7%

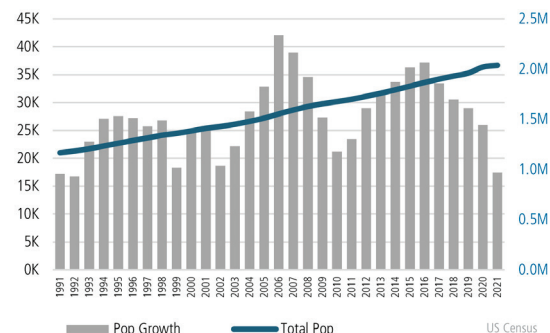
#### TENNESSEE

Annualized Employment Change\*

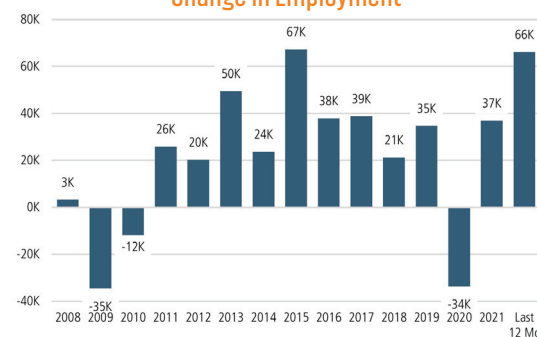
4.8%



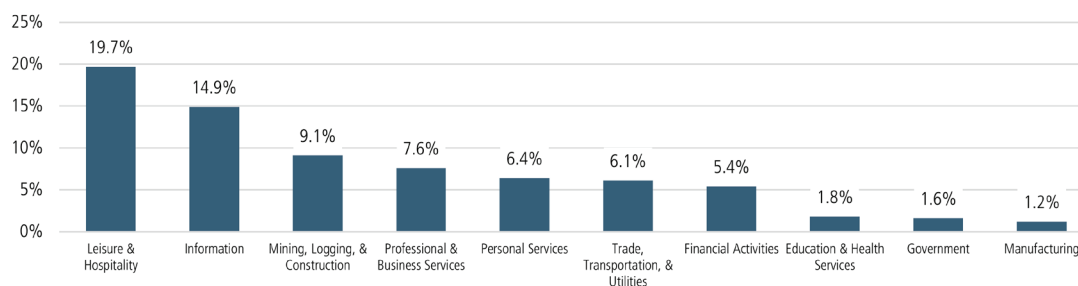
### Population Growth & Total Population



### Change in Employment



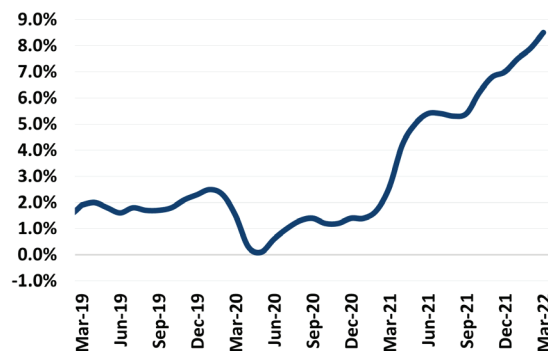
### YOY Change in Employment By Sector



### 30 Year Fixed Mortgage Rate



### US Inflation Rate



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ROSEVILLE, CA

SAN DIEGO, CA

SANTA BARBARA, CA

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## FUTURE OFFICES

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