

Nashville

Real Estate 2013 - 16

Report on the Nashville Real estate market
between 2013 - 2016





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Neighborhoods details

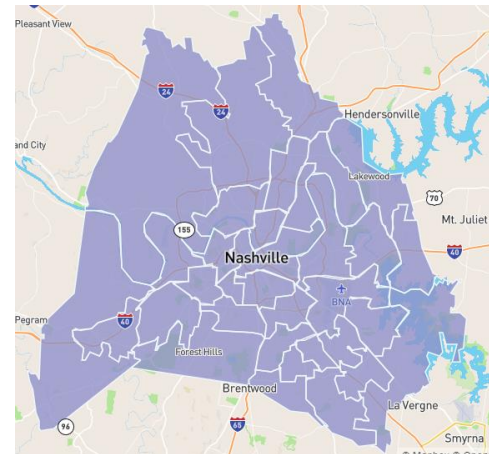




01 ABOUT THE CITY

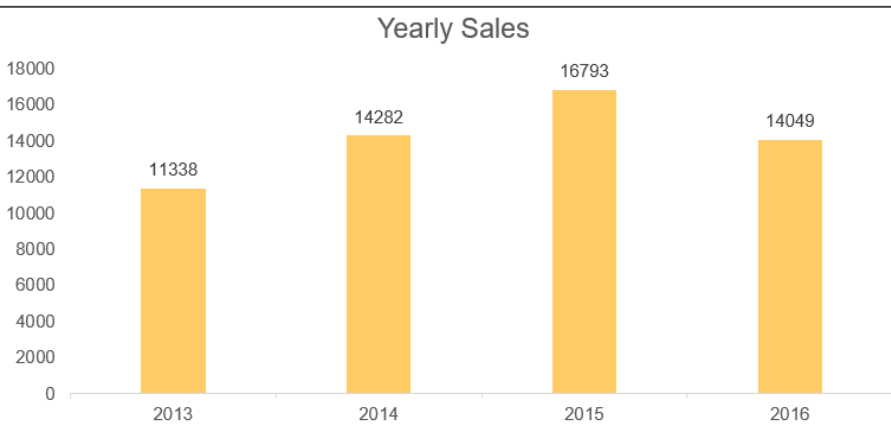
Stats

- Founded: 1779
- Inhabitant (2020): 689K
- Area: 525.94 sq mi
- Neighborhoods: 42
- District: Davidson



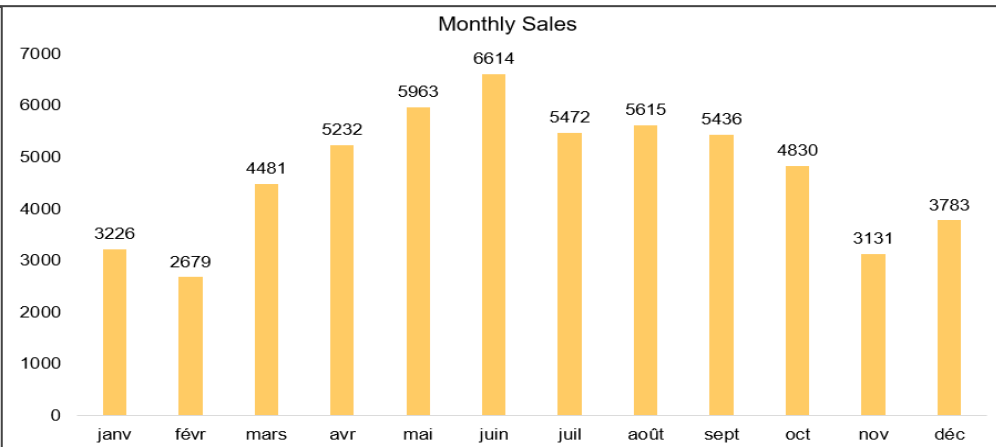
02 MARKET STATISTICS: Sales over time

During the 2013 – 2016 period, 56 462 properties were sold.



Yearly Sales

The number of properties sold is steady. It range between 11 338 and 16 793.
With a 14 116 average.



Monthly Sales

The number of properties sold varies during the year.
More sales in early summer than winter.
It range between 2 679 and 6 614 with a 3 935 spread.
The average is 4 705 per Month

02 MARKET STATISTICS: Pricing

Data from 52 846 sales

Price

Average

264 685\$

Median

201 000\$

Mode

150 000\$

Range

Min: 50\$
Max: 54 000 000\$

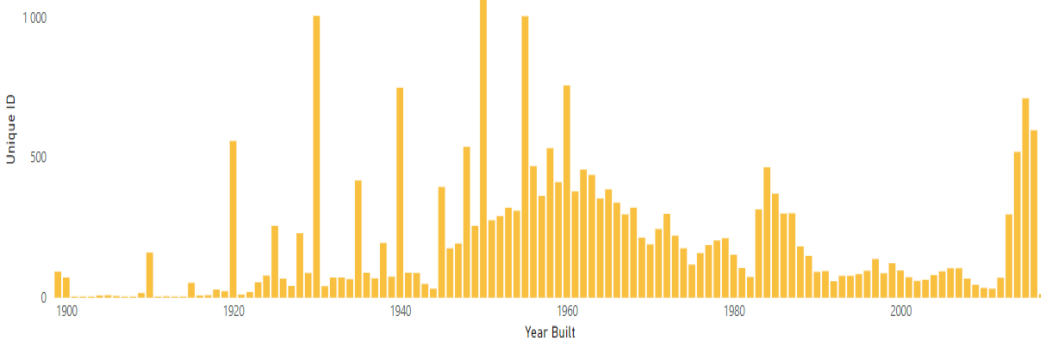
Somes sales have more than one asset in the transaction.
Therefore it's impossible to extract the price of each asset
in the transaction.

There are outliers that skew the distribution some
properties were sold for 100\$.

Rajouter une comparaison avec le reste
des US (moy nationale; puis avec d'autres
Ville de meme taille

02 MARKET STATISTICS: Constructions

Year Built



Construction history

House building started in early 20st century (few entries in the 19st).

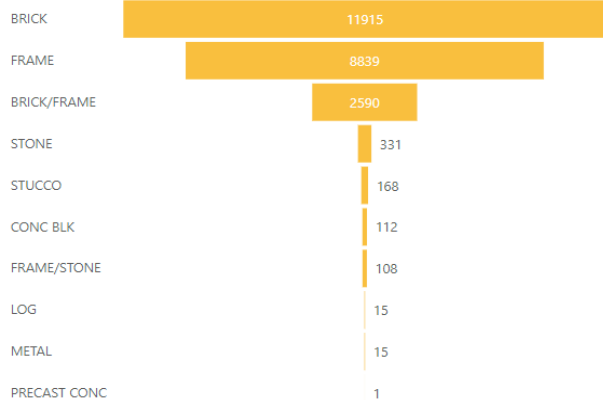
A 30 years construction rally occurred after WW2. Constructions tend to increase in the previous years.

Constructions characteristics

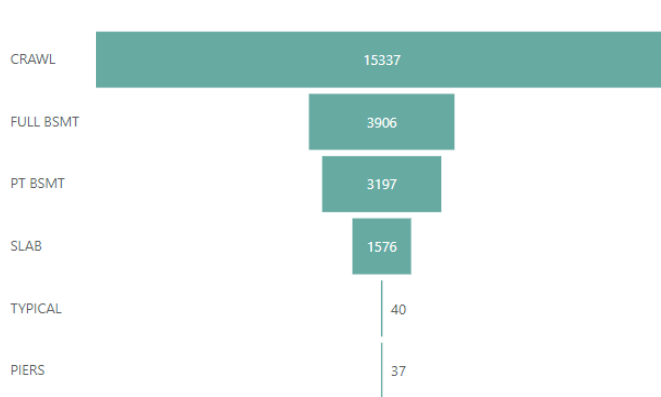
Fabric: The houses are mostly made of bricks or frame

Foundation: A half have a crawl space and the other half a basement.

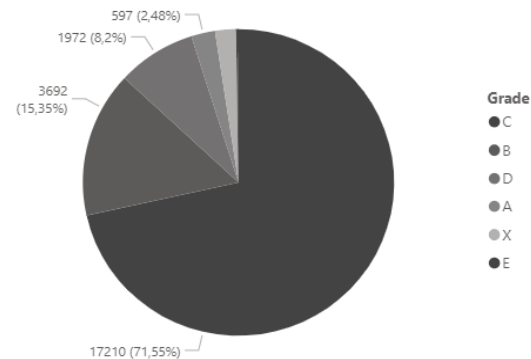
Wall type repartition



Foundation Types



Grade



Monthly Sales

The number of properties sold varies during the year.

02 MARKET STATISTICS: Properties usage

Land Categories

