Nashville
Real Estate 2013 - 16

Report on the Nashville 2013 - 16 Real estate market

TABLE OF CONTENTS

Stats

- Founded: 1779
- Inhabitant (2020): 689K
- Area: 525.94 sq mi
- Neightborhoods: 42
- District: Davidson
- Airport: 1
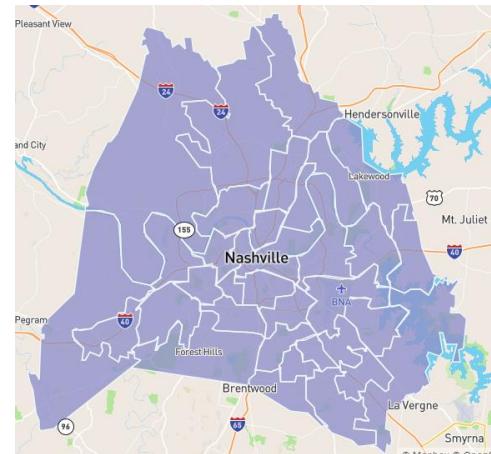- Universities: 3
- Schools: 162

Industries

Nashville main industries is Health and Arts

Sports

NFL : Titans
NHL: Predators

Property sold
56 462

Yearly Sales
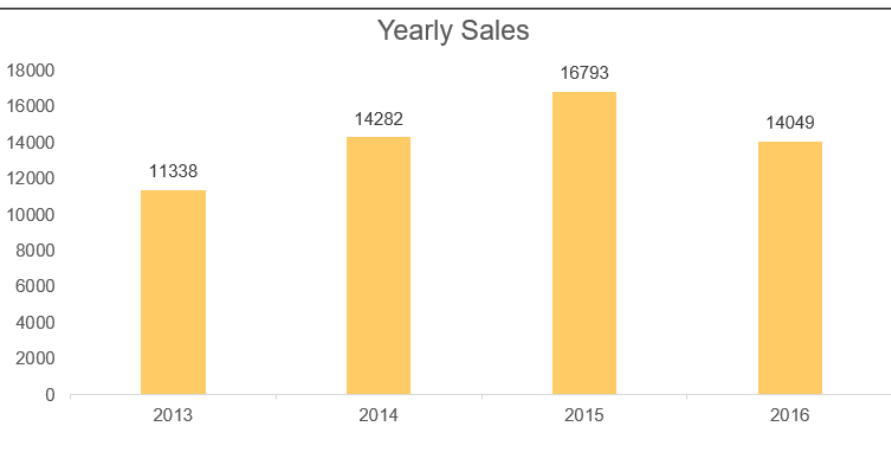
Monthly Sales

Yearly Sales

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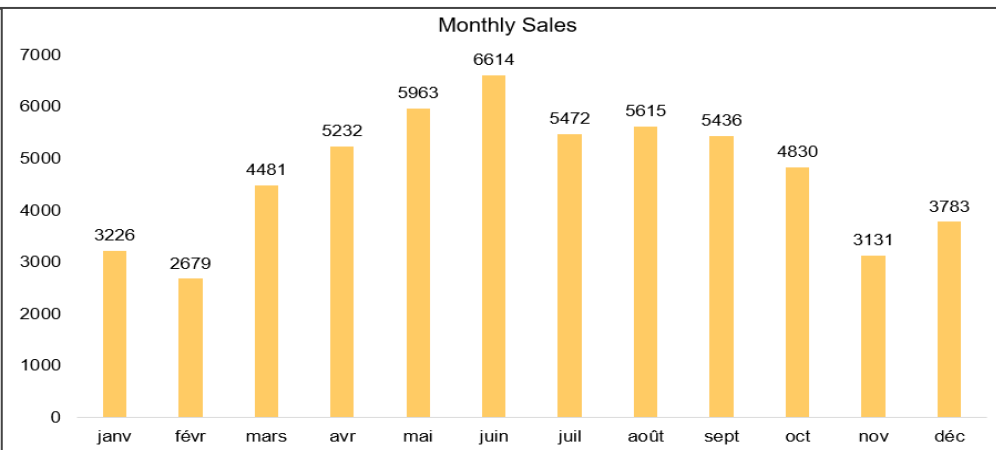
Monthly Sales

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

Constructions caracteristics

Fabric: The houses are mostly made of bricks or frame

Foundation: Crawl space and basement are the most represented

Energy efficiency: Nashvilles houses are not energy efficient as only 4292 are graded A or B.

Wall type repartition

BRICK	11915
FRAME	8839
BRICK/FRAME	2590
STONE	331
STUCCO	168
CONC BLK	112
FRAME/STONE	108
LOG	15
METAL	15
PRECAST CONC	1

Foundation Types

CRAWL	15337
FULL BSMT	3906
PT BSMT	3197
SLAB	1576
TYPICAL	40
PIERS	37

Grade

597 (2,48%)
1972 (8,2%)
3692 (15,35%)
17210 (71,55%)
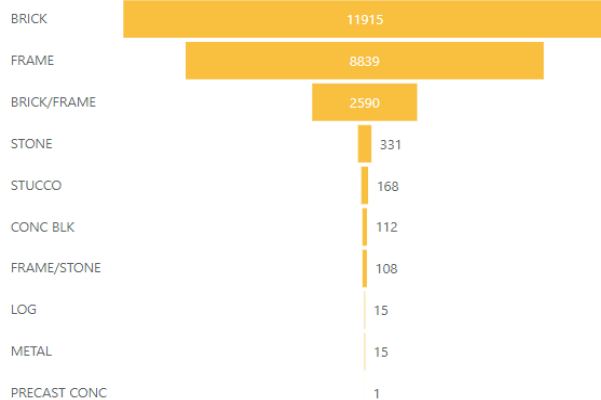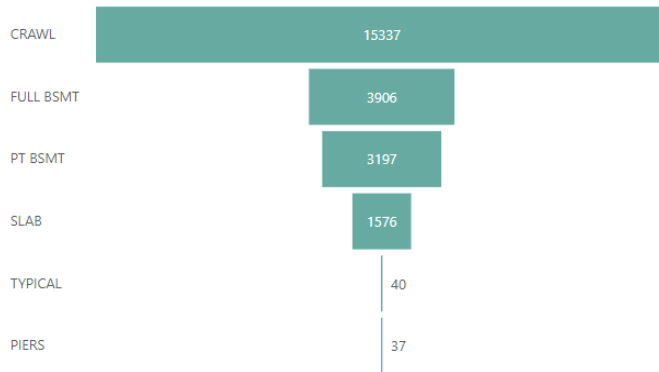
Grade
- C
- B
- D
- A
- X
- E
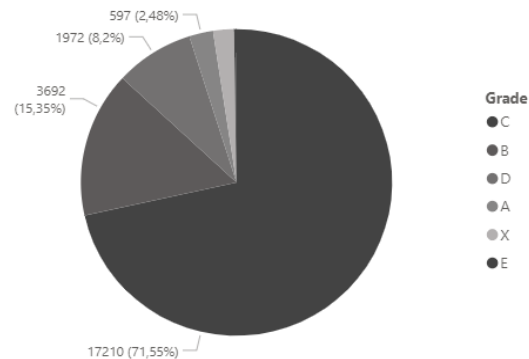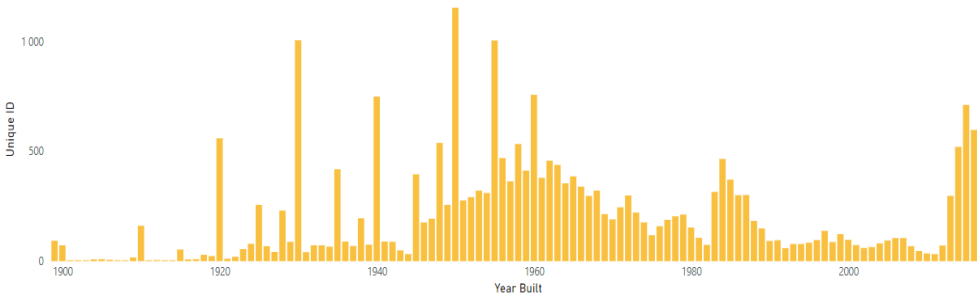
Construction history

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.
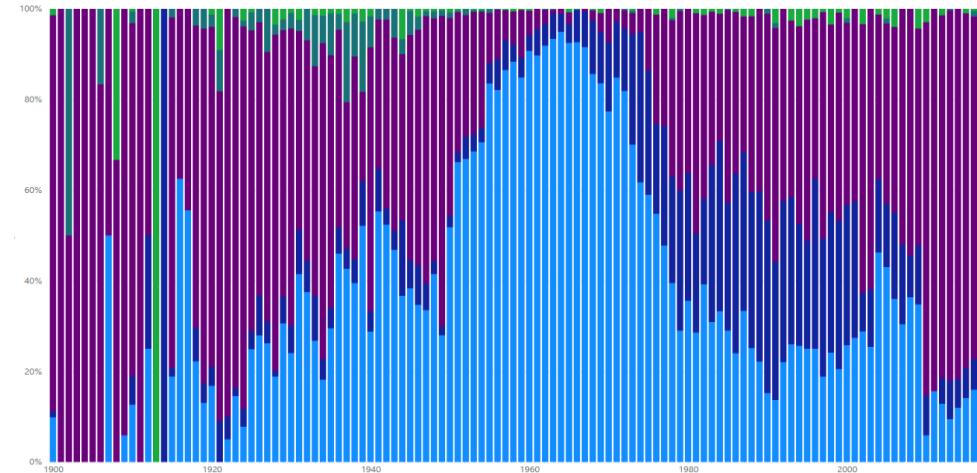
Construction habits

Brick and frame are the 2 popular fabric but they were not equally used.

Brick was popular on the 30years construction rally and shadowed the frame. But frame seems to be the standard fabric

Land Categories

Category	Value
Residential	51200
Land	5159
Religious	39
Public	34
Commercial	30

Properties usage

Most of the properties sold were residential

Data from 51 791 sales

	Price	2016 US Prices*
Average	260 409$	382 500$
Median	201 900$	327 000$
Mode	150 000$	-
Range	Min: 50$ Max: 10 750 000$	-

Since some sales have more than one asset in the transaction, therefore it's impossible to extract the price of each asset in the transaction. I've only used the single asset pursage records.

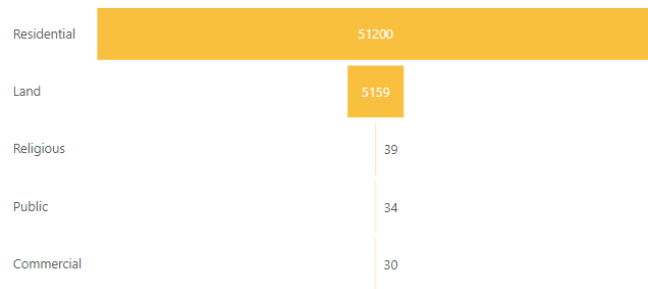There are outliers that skew the distribution: some properties were sold for 100$.

Moneywise, Nashville is an attractive city, as the price are below the national median and average

Sale Price distribution

Range	Count
50-100049	6802
100050-200049	18991
200050-300049	12221
300050-400049	6464
400050-500049	2824
500 000 - 999 999	3613
1 000 000 - 1 999 999	691
> 2 000 000	92

*Source: http://www.fedprimerate.com/new_home_sales_price_history.htm

CORPO VS PRIVATE OWNERS REPARTITION

Owner Type
- Unknown
- Private
- Corpo

2,67K (4,73%)

23,12K (40,95%)

30,67K (54,32%)

*Corporation are defined by :LLC; TRUST; GP; INC; TRUSTEE; TRUSTS; TRUST; IRA;
INCORPORATED; DREAMINC; LANDTRUST; PLLC

There are 2 types of owners :
Corporation* and private

5% Corporations
41% Private
54% Unknown Owner

Corporations

Corpos tend to spend more money but not so often.

Corpo sales distribution

Top Corpo spender

Owner	Count
JRG PROPERTIES, LLC	25
HILL 33, LLC	24
1003 ELVIRA AVENUE TRUST,...	23
FED DEVELOPMENT, LLC	21
KUDZU REAL ESTATE, INC.	17
WOODLAND STREET PARTN...	17
DEEP RIVER DEVELOPMENT, ...	16
URBANGATE DEVELOPMENT ...	16
DOMUS PARTNERS, LLC	13
NASH 2 SF, LLC	13
JH103, LLC	12
PRIME NASHVILLE, LLC	12
ENFIELD PROPERTIES, LLC	11
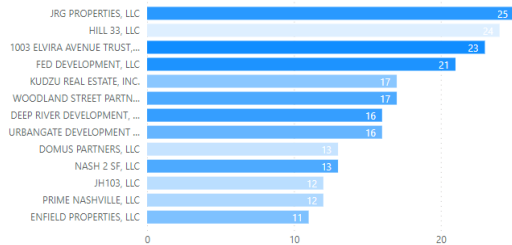
- Avg: 1,92
- Med: 1
- Mode: 1
- Std : 2,10

Range	#
<10	1365
[10;19]	16
>20	4

Privates

Private spend less but more often and they essentially buying Single Family properties and housefree lands.

Private sales distribution

Top Private spender

Sale Price 0M ▬ 57M

Owner	Count
ATWOOD, DOUG...	125
WADE, LONZIE G....	99
CUMMINGS, PET...	81
DAVIDSON, PATRI...	74
CUMMINGS, BYR...	50
DAVIES-SCRUGG...	45
VUTSINAS, EVAN ...	44
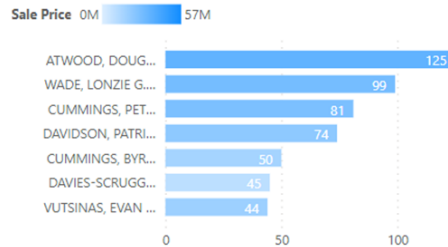
Few real estate investors among the privates

- Avg: 1,26
- Med: 1
- Mode: 1
- Std : 1,67

Range	#
<10	18312
[11;99]	15
>100	1

MEDIAN SALES PRICE

● ANTIOCH ● BRENTWOOD ● FRANKLIN ● GOODLETTSVILLE ● HERMITAGE ● JOELTON ● MADISON ● MOUNT JULIET ● NASHVILLE ● NOLENSVILLE ● OLD HICKORY ● WHITES CREEK

Infos:
I've used median price because few outliers skewed the results
The sale with only one parcel involved in the transaction
Too much acreage missing data to have a decent $/m2 price so I didn't put the information
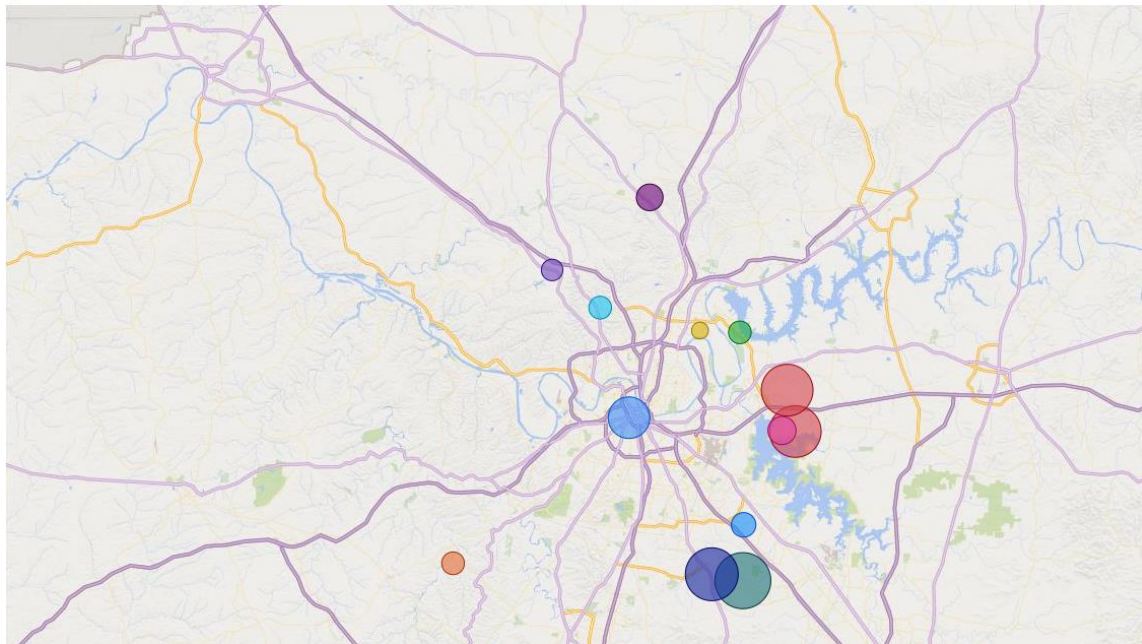
Neightbors cities sales

Nashville and the eastern cities are the most expensive.
Northern cities are the cheapest.

The overall median price is 201 900$

City	Median Sale Price
Nolensville	291485
Mount Juliet	280638
Brentwood	278245
Nashville	227150
Overall	**201900**
Hermitage	173000
Goodlettsville	157500
Antioch	151000
Franklin	150000
Old Hickory	150000
Whites Creek	150000
Joelton	145000
Madison	120000

Climate

Nashville have a Humid Subtropical Climate.
It's a temperate climatic zone with humid hot summer and mild winter

Nashville, Tennessee
Climate chart (explanation)

J F M A M J J A S O N D

49 54 63 73 80 88 91 90 84 74 61 52
30 33 40 49 58 66 71 69 62 50 39 33

4 4.5 4.5 4.7 5 4.4 4.2 3.8 3.8 3.4 3.9 4.4

Average max. and min. temperatures in °F
Precipitation totals in inches
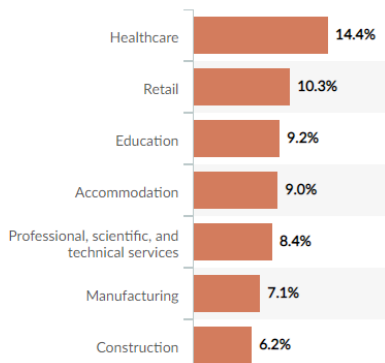
Industries

Industry	%
Healthcare	14.4%
Retail	10.3%
Education	9.2%
Accommodation	9.0%
Professional, scientific, and technical services	8.4%
Manufacturing	7.1%
Construction	6.2%

Per capita income

Nashville	$36,716
USA	$35,384

Crime Rate

Nashville is ranked 46 of the most dangerous US cities

Sources:
https://www.neighborhoodscout.com/tn/nashville
https://en.wikipedia.org/wiki/Nashville

Field	Data Type	Data Format	Description
Acreage	Float	Continious	Land area size
Address	String	Nominal	Property address
Bedrooms	Integer	Discrete	# Bedrooms
Building Value	Integer	Continious	?
Exterior Wall	String	Nominal	Wall fabric
Finished Area	String	Nominal	?
Foundation Type	String	Nominal	Foundation type
Full Bath	Integer	Discrete	# Full baths
Grade	String	Ordinal	Energy grade
Half Bath	Integer	Discrete	# Half baths
Land Category	String	Nominal	Property category
Land Use	String	Nominal	Property usage
Land Value	Integer	Continious	?
Legal Reference	String	Nominal	Transaction ID
Multiple Parcels Involved in Sale	String	Nominal	Multiple property in one transaction
Neighborhood	String	Nominal	Name of the neightborhood
Owner Name	String	Nominal	Owner name
Owner Type	String	Nominal	Private or Corporation owner
Parcel ID	String	Nominal	Parcel ID
Property Address	String	Nominal	Property Address
Property City	String	Nominal	Property City
Sale Date	Date	Continious	Sale Date
Sale Price	Integer	Continious	Sale Price
Sold As Vacant	String	Nominal	Inhabitent when sold
Street Name	String	Nominal	Street Name
Suite/ Condo #	String	Nominal	appt number
Tax District	String	Nominal	Tax District
Total Value	Integer	Continious	?
Unique ID	Integer	Discrete	Dataset record unique ID
Year Built	Integer	Continious	Year Built

Data profiling

Fields: 30 after data cleaning

Data Type	Data Format
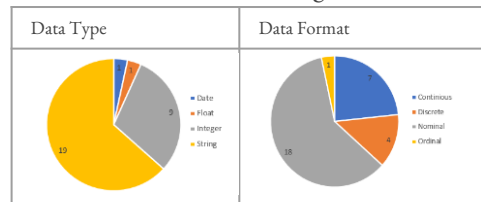
Data Cleaning

More infos on my github

Data from the « Nashville housing data » from Kaggle
https://www.kaggle.com/datasets/tmthyjames/nashville-housing-data