



Nashville

Real Estate 2013 - 16

Report on the Nashville 2013 - 16 Real estate market

Nashville
MUSIC CITY





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01 ABOUT THE CITY

Stats

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

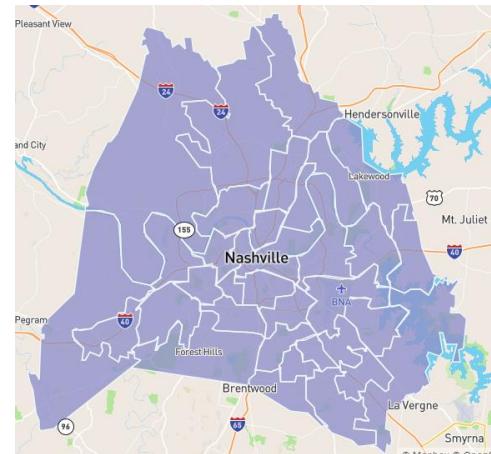
Industries

Nashville main industries are Health and music

Sports

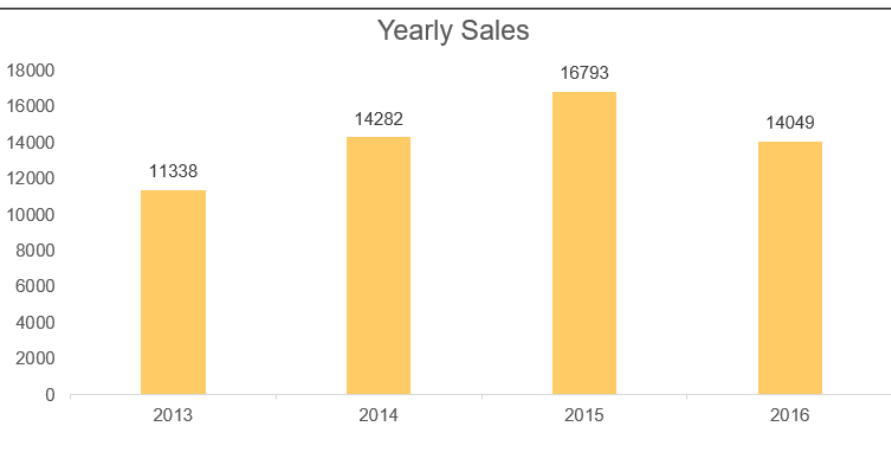
NFL : Titans

NHL: Predators



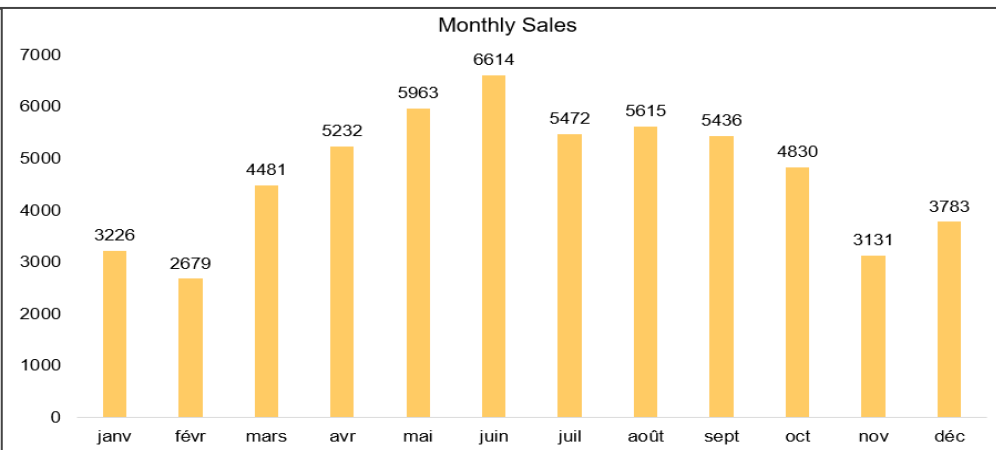
02 MARKET STATISTICS: Sales over time

Property sold
56 462



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: Constructions



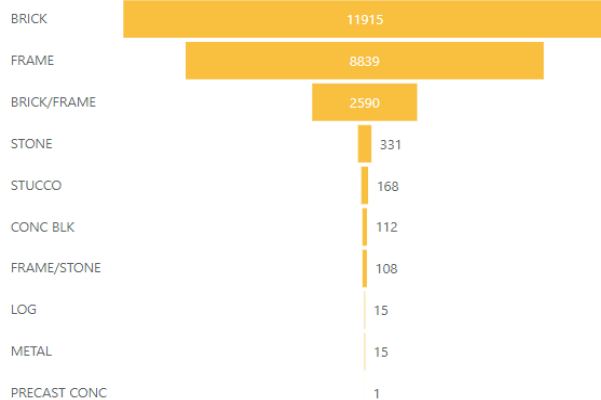
Constructions characteristics

Fabric: The houses are mostly made of bricks or frame

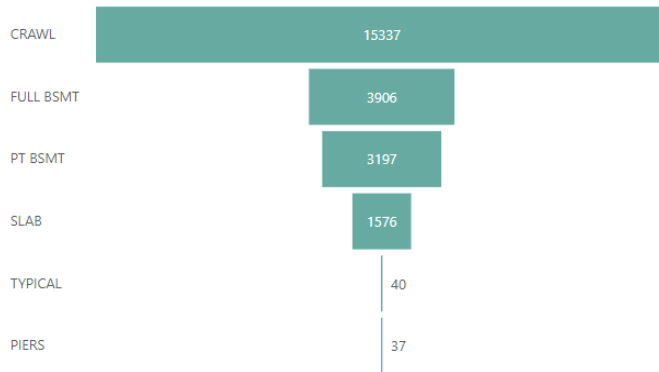
Foundation: Crawl space and basement are the most represented

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

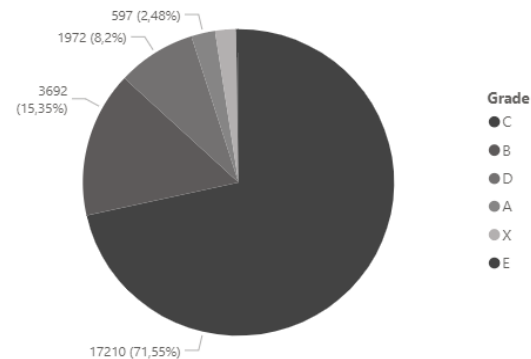
Wall type repartition



Foundation Types

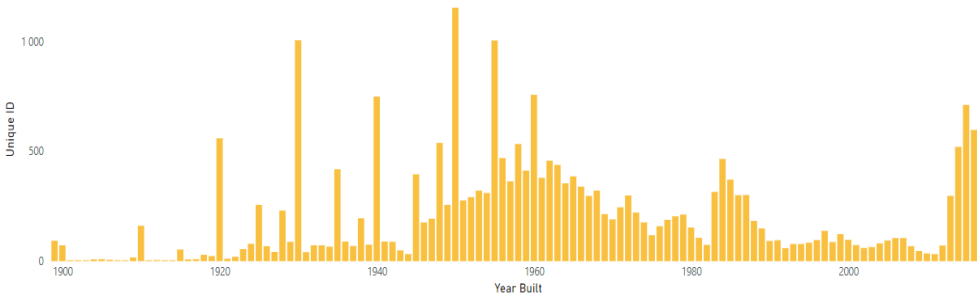


Grade

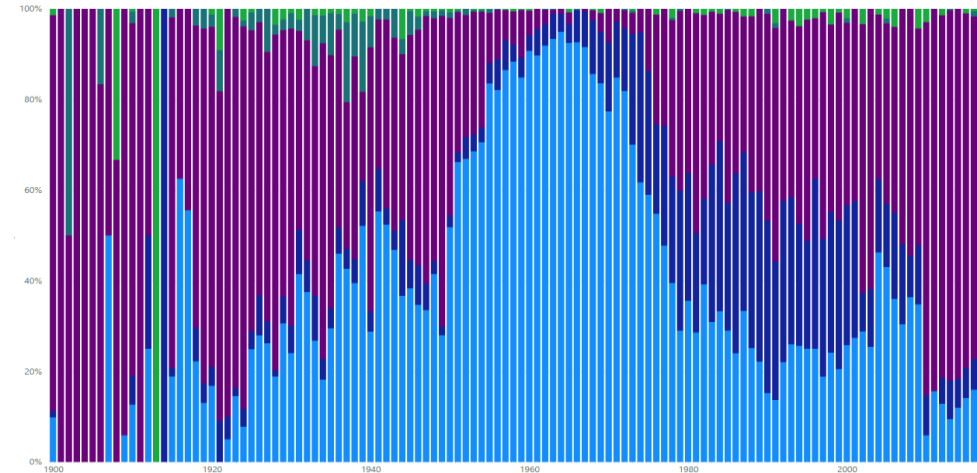


02 MARKET STATISTICS: Constructions

Year Built



Exterior Wall



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.

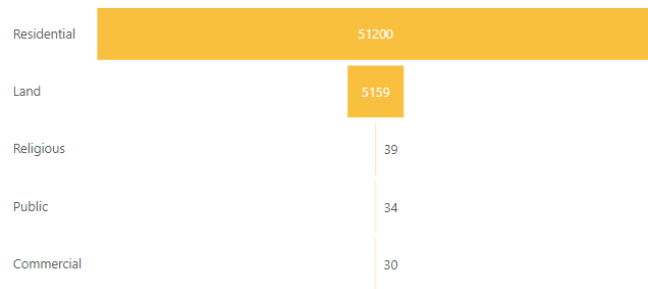
Construction habits

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

02 MARKET STATISTICS: Properties usage

Land Categories



Properties usage

Most of the properties sold were residential

02 MARKET STATISTICS: Pricing

Data from 52 846 sales

Price

US Prices*

Average

264 685\$

382 500\$

Median

201 000\$

327 000\$

Mode

150 000\$

-

Range

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

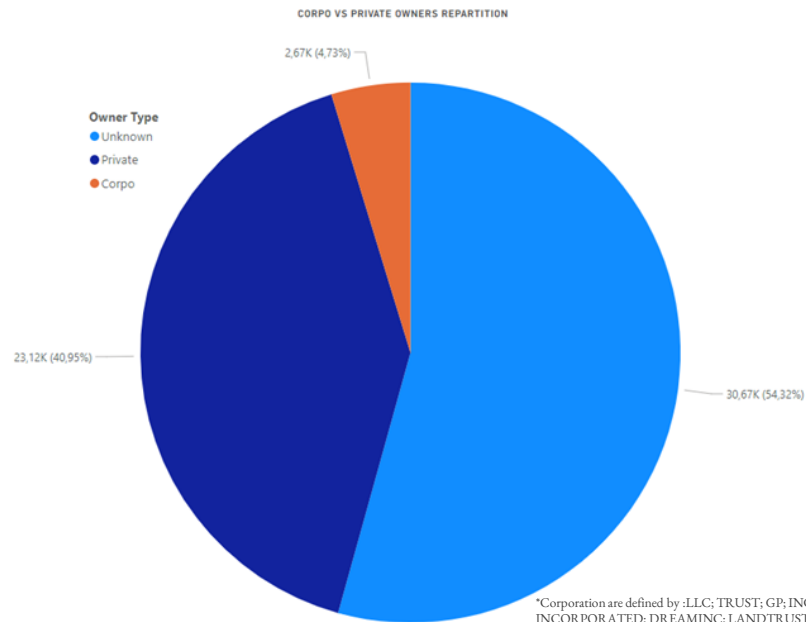
-

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\$.

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

03 OWNERS: Profiles types



There are 2 types of owners :
Corporation* and private

5% Corporations
41% Private
54% Unknown Owner

03 OWNERS: Profiling

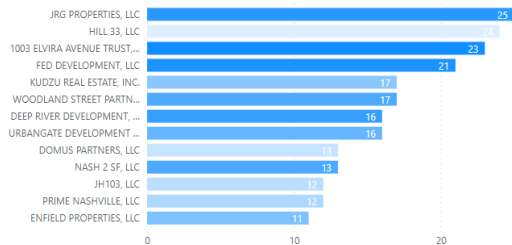
Corporations

Corpos tend to spend more money but not so often.

Corpo sales distribution



Top Corpo spender



- Avg: 1,92	Range	#
- Med: 1	<10	1365
- Mode: 1	[10;19]	16
- Std : 2,10	>20	4

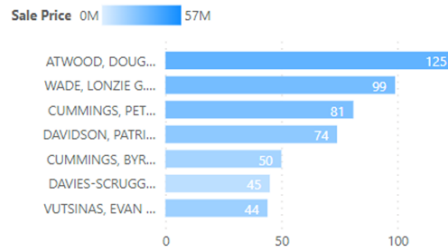
Privates

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

Private sales distribution



Top Private spender



Few real estate investors among the privates

- Avg: 1,26	Range#	
- Med: 1	<10	18312
- Mode: 1	[11;99]	15
- Std : 1,67	>100	1



04 NEIGHBORHOOD

Monthly Sales

The number of properties sold varies during the year.



05 INSIGHTS: Is settling in Nashville a good choice ?

Good city

What define a good city ?

Education, security, entertainment, climate

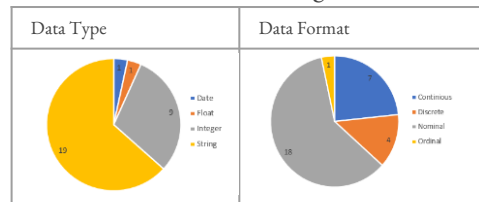
Choper les stats d'insécurité, de climat de nashville et des us pour faire un vs

06 DATASET

Field	Data Type	Data Format	Description
Acreage	Float	Continuous	Land area size
Address	String	Nominal	Property address
Bedrooms	Integer	Discrete	# Bedrooms
Building Value	Integer	Continuous	?
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	Continuous	?
Legal Reference	String	Nominal	Transaction ID
Multiple Parcels Involved in Sale	String	Nominal	Multiple property in one transaction
Neighborhood	String	Nominal	Name of the neighborhood
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	Continuous	Sale Date
Sale Price	Integer	Continuous	Sale Price
Sold As Vacant	String	Nominal	Inhabitant when sold
Street Name	String	Nominal	Street Name
Suite/ Condo #	String	Nominal	appt number
Tax District	String	Nominal	Tax District
Total Value	Integer	Continuous	?
Unique ID	Integer	Discrete	Dataset record unique ID
Year Built	Integer	Continuous	Year Built

Data profiling

Fields: 30 after data cleaning



Data Cleaning

More infos on my [github](#)

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