Downtown Nashville’s population has grown **90%** since 2012, adding over **5,600 residents**. With over **2,100 units** under construction that will add **3,300 people** and another **2,900** in the pipeline, adding an additional **4,600 people**, downtown will have close to **20,000 residents** by 2022.

### 2012-2022 Residential Population Growth

- **2012**: 5,000
- **2013-2015**: Steady increase
- **2016-2017**: Significant growth
- **2018**: 12,000
- **2019**: 15,000
- **2020-2021**: Rapid increase
- **2022**: 20,000

### Current Residential Stats

- **8,366 Units**
- **12,000 Residents**

- **RENTAL**: 58%
- **CONDO/SINGLE FAMILY**: 29%
- **SHORT-TERM RENTAL (STR)**: 13%
### Residential Market

#### In the Pipeline

<table>
<thead>
<tr>
<th>Average Rent Per SF</th>
<th>Avg Rental Rate</th>
<th>SF Avg Rental Unit Size</th>
<th>Units Under Construction</th>
<th>Units Planned</th>
</tr>
</thead>
<tbody>
<tr>
<td>$2.38</td>
<td>$1,893</td>
<td>795</td>
<td>2,104</td>
<td>2,913</td>
</tr>
</tbody>
</table>

#### Downtown

- 4,000+ DOGS DOWNTOWN
- 96% OF RESIDENTS say downtown is a fun place to live
- 37% OF RESIDENTS moved downtown from out of state
- 4.7% OF DOWNTOWN HOUSEHOLDS have children under 18
Downtown households are evenly split between singles and married couples, with almost 40% being part of the millennial generation. Generation X and baby boomers each make up 30% of the downtown residential population. Sixty percent have a household income over $100,000, and 20% have annual household incomes that exceed $250,000.