

# Nashville- Davidson Metro (gov't bal.)



**For more information, please contact:**

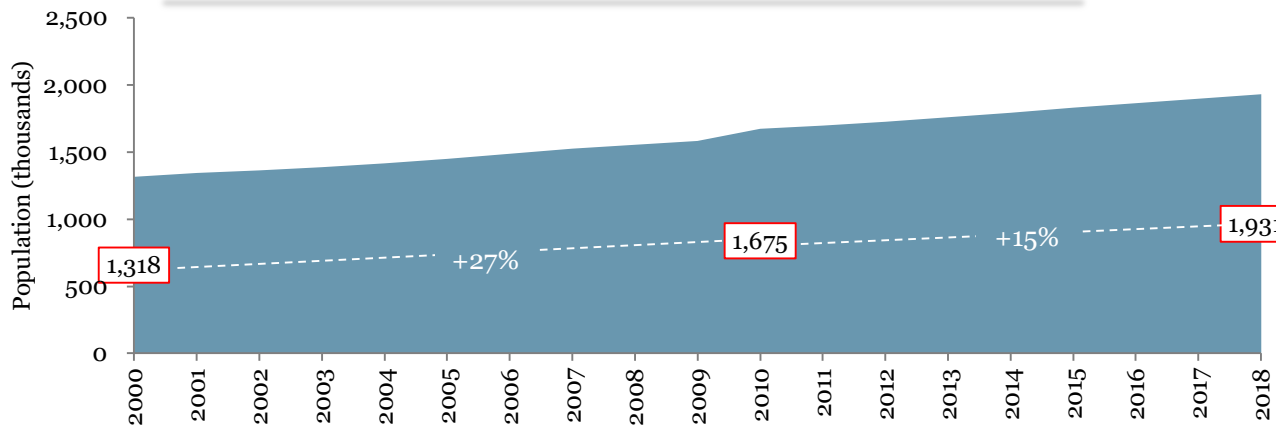
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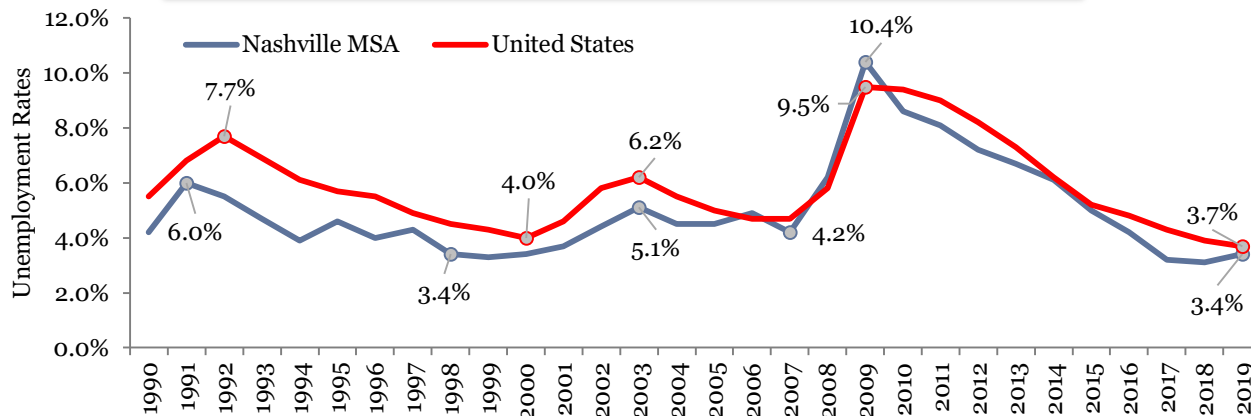
# Nashville-Davidson-Murfreesboro-Franklin, TN (MSA)

The Nashville MSA is one of the most desirable places to do business in the United States with professional and business services, trade, and transportation and utilities leading growth.

## Population Growth – 2000-2019 (+47%)



## Unemployment Rates – 2000-2019

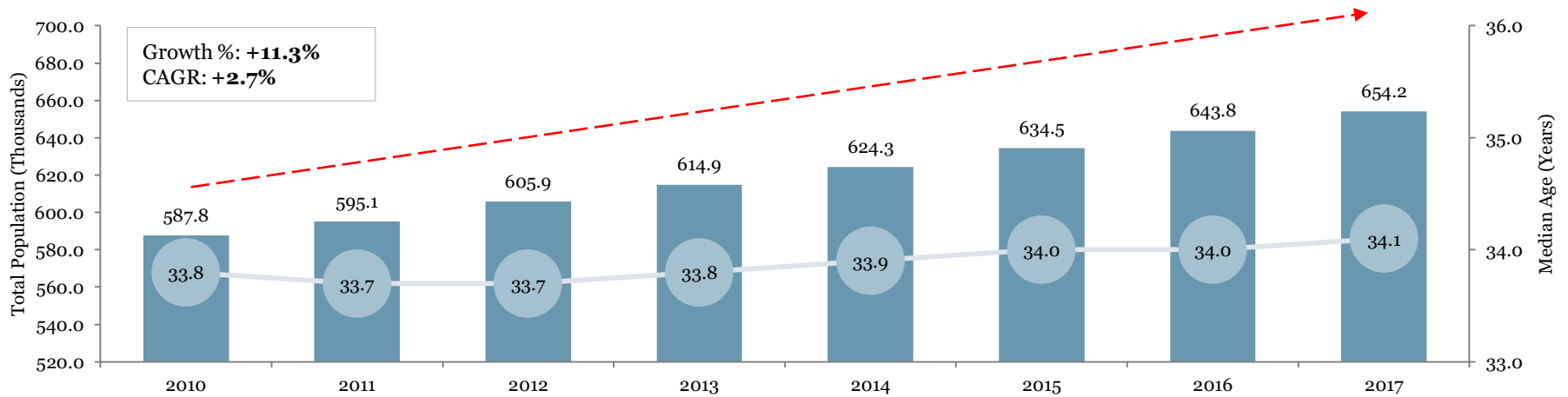


Source: Federal Reserve Bank of St. Louis, Economic Research Division.

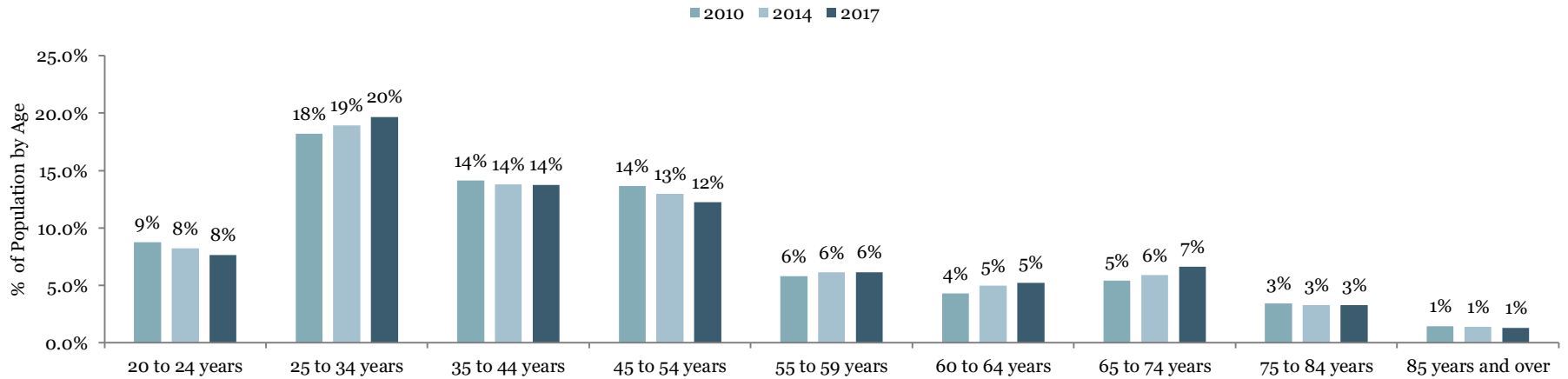
- Nashville is ranked among the top 10 best cities for technology jobs, as growth in data processing and systems design fueled tech industry growth of 43.0% with 18.5% STEM employment growth over the past decade.
- POLICOM recently released its yearly community "economic strength" rankings, and Nashville came in at 4th in the country, behind Austin, Napa, and Seattle.
- In November 2018, Amazon announced it was adding 5,000 jobs to an already robust job market anchored by Vanderbilt University (26,400), State of TN (24,458), Nashville Government and Public Schools (18,820), US Government (12,981), HCA Holdings (10,180), and Nissan North America (10,100).
- According to Yardi, rents rose 2.9 percent year-over-year through January 2019 to \$1,240, while the occupancy rate in stabilized properties inched up 20 basis points to 94.8 percent.

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## Population Growth 2010–2017



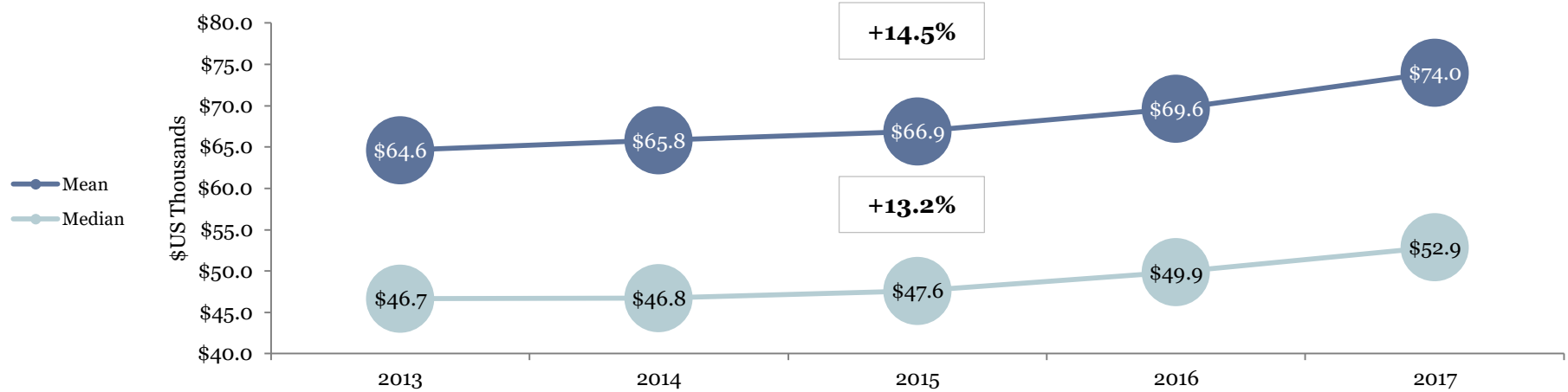
## Population Age Cohort by Year



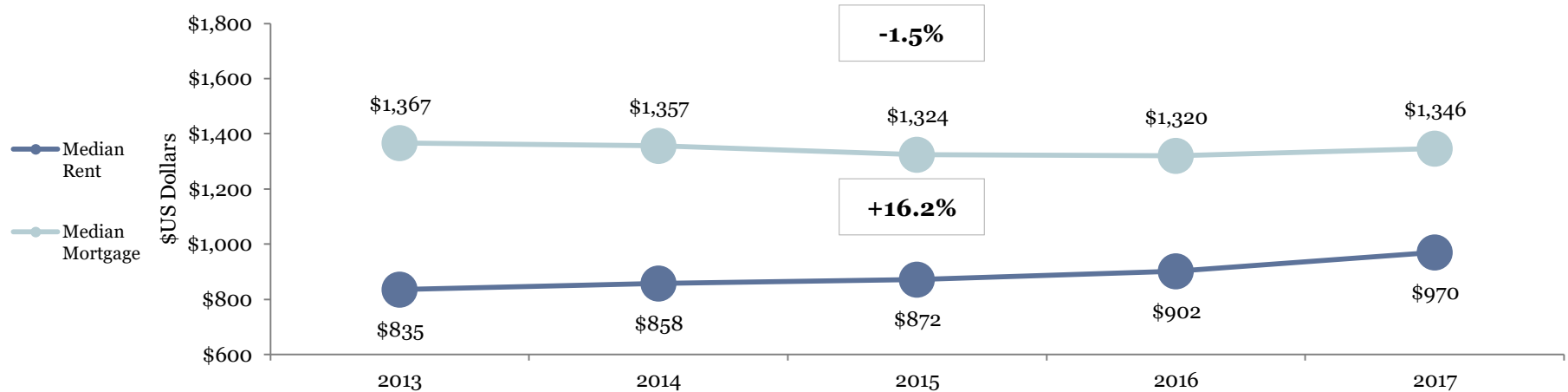
Source: US Census Bureau, 2006-2010 American Community Survey

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## Mean and Median Household Income 2013–2017



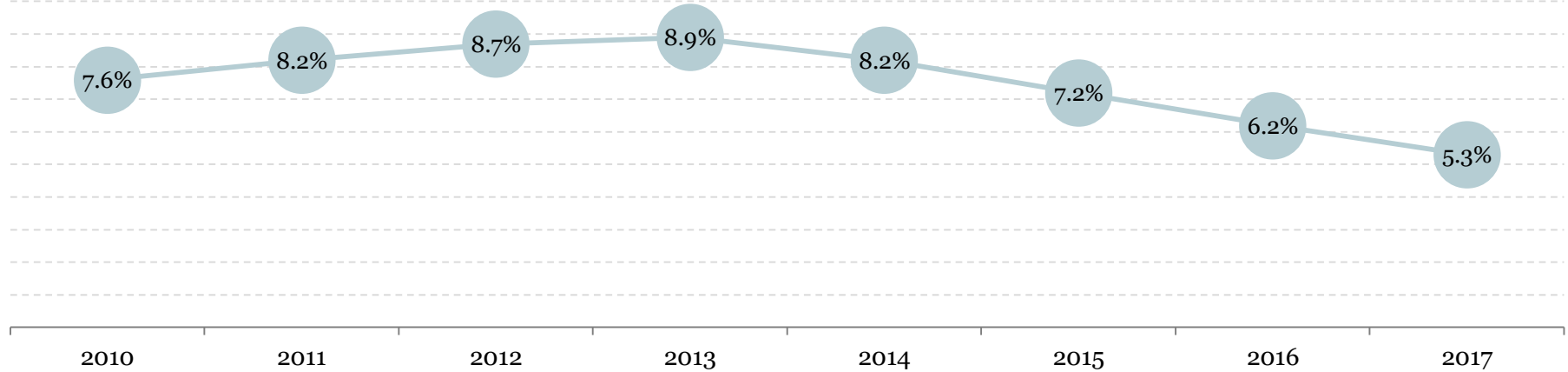
## Median Mortgage and Median Rent 2013–2017



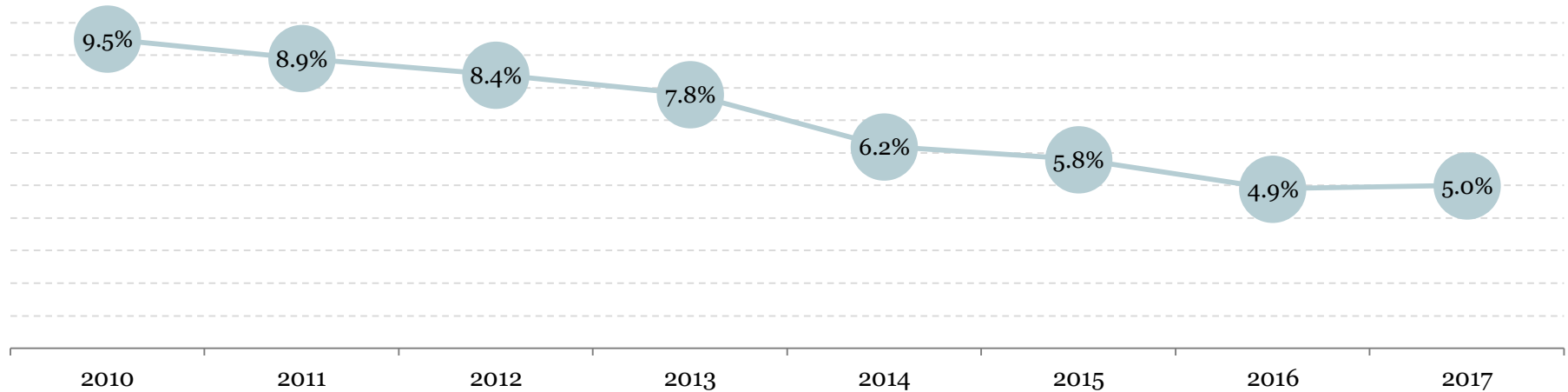
Source: US Census Bureau, 2006-2010 American Community Survey

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## Civilian Unemployment Rate 2010–2017



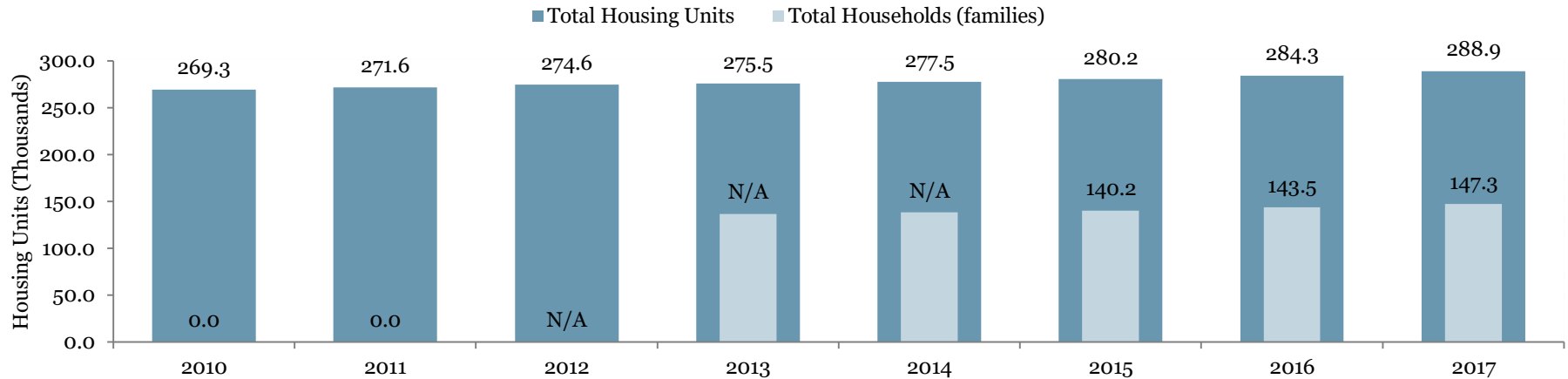
## Rental Vacancy Rates 2010–2017



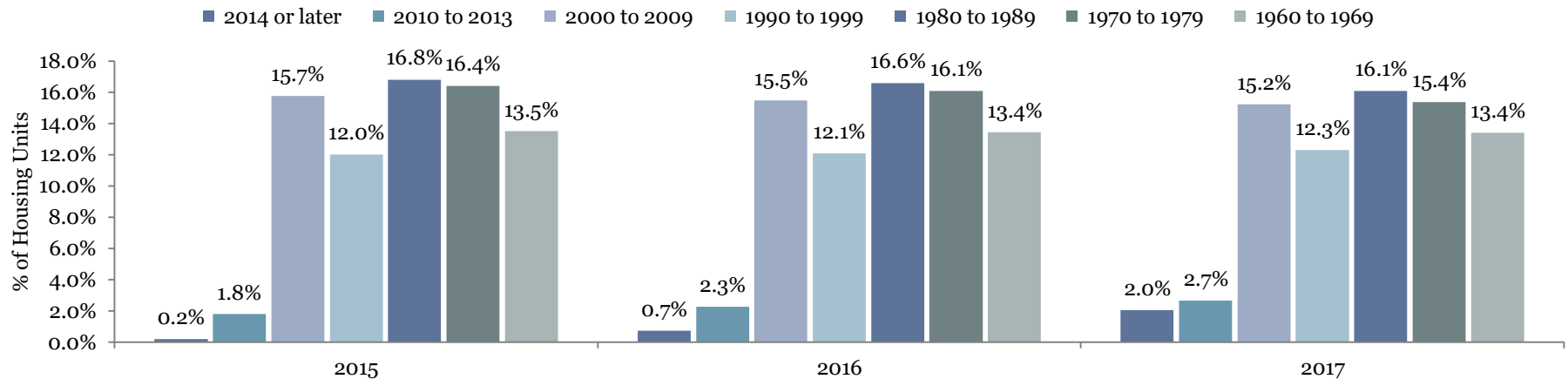
Source: US Census Bureau, 2006-2010 American Community Survey

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## Total Housing Units and Households



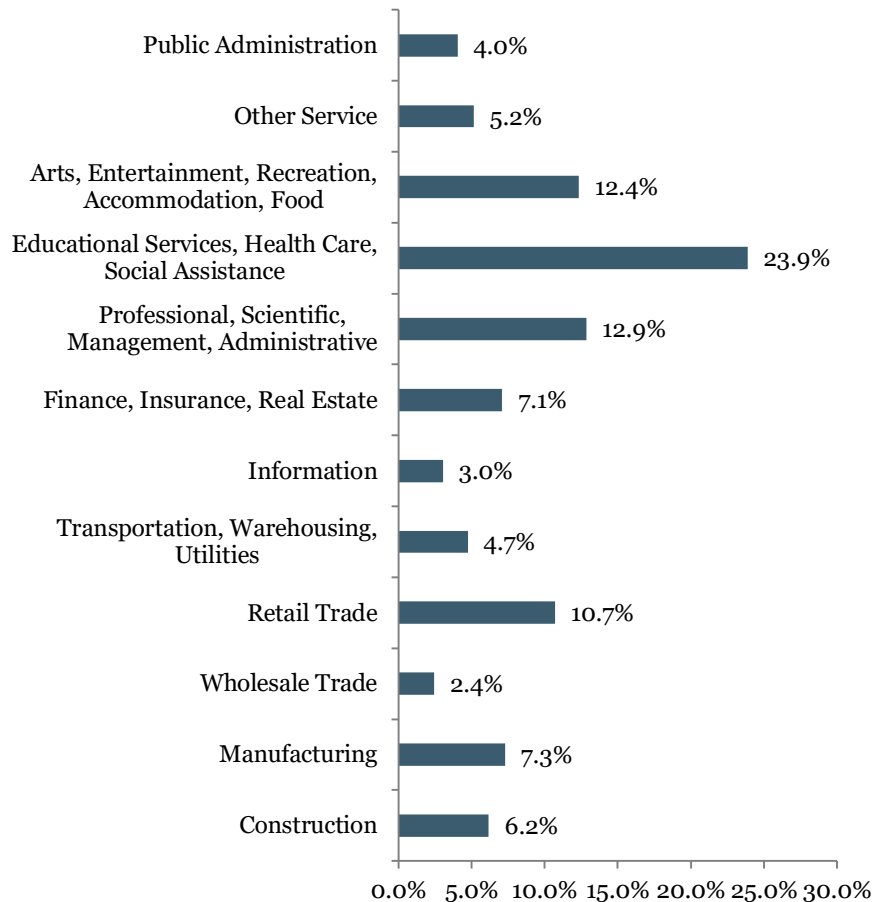
## Housing Units by Vintage



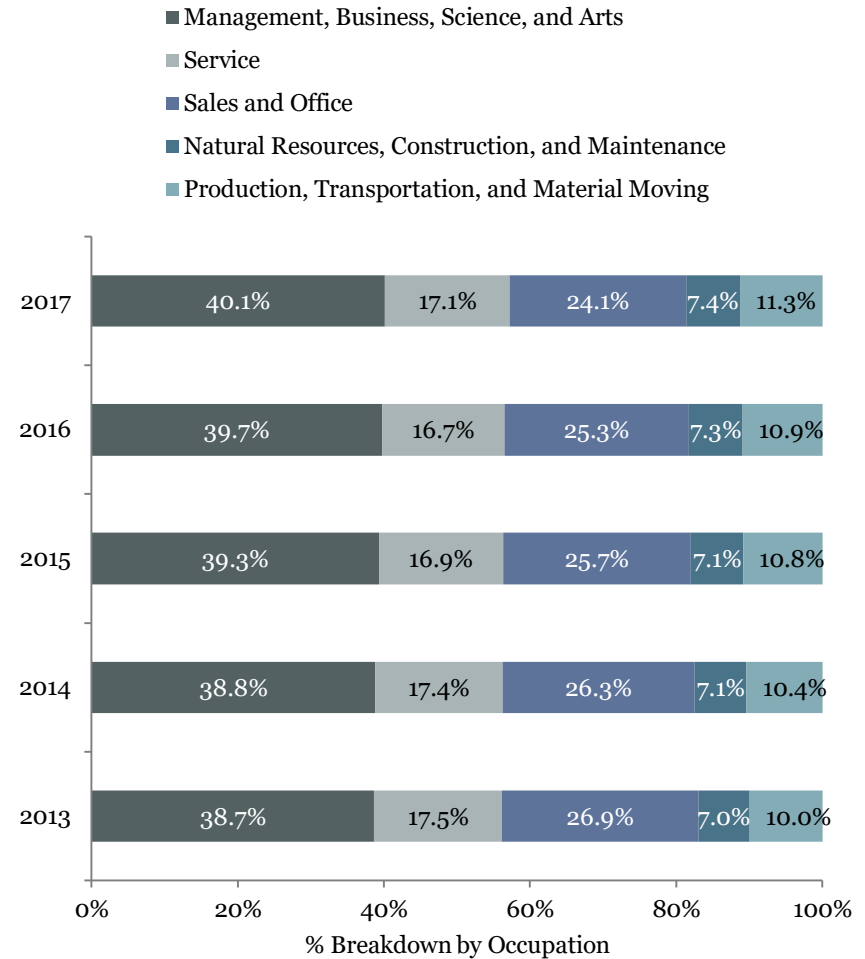
Source: US Census Bureau, 2006-2010 American Community Survey

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## Job Market by Industry - 2017



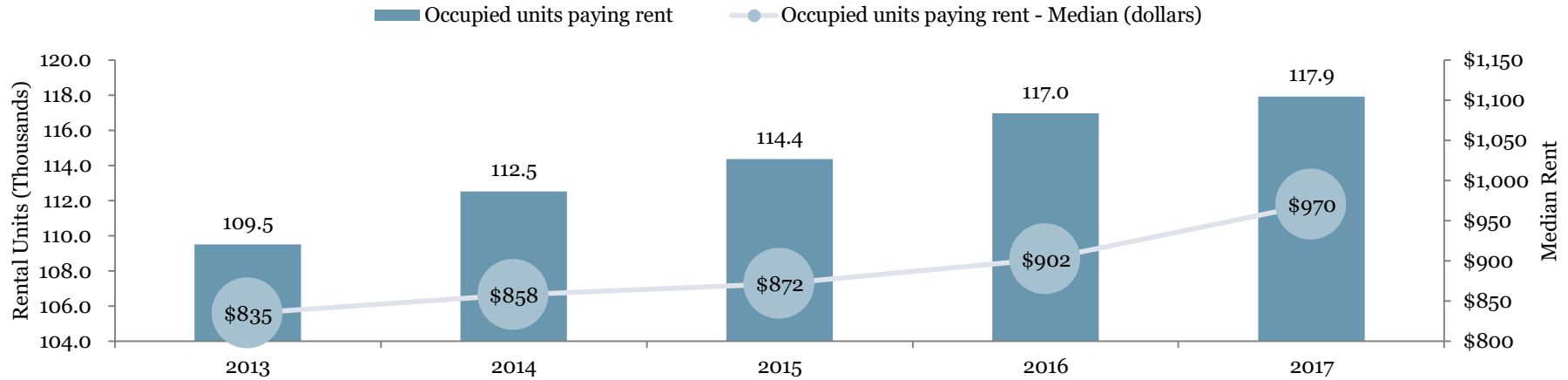
## Job Market by Occupation



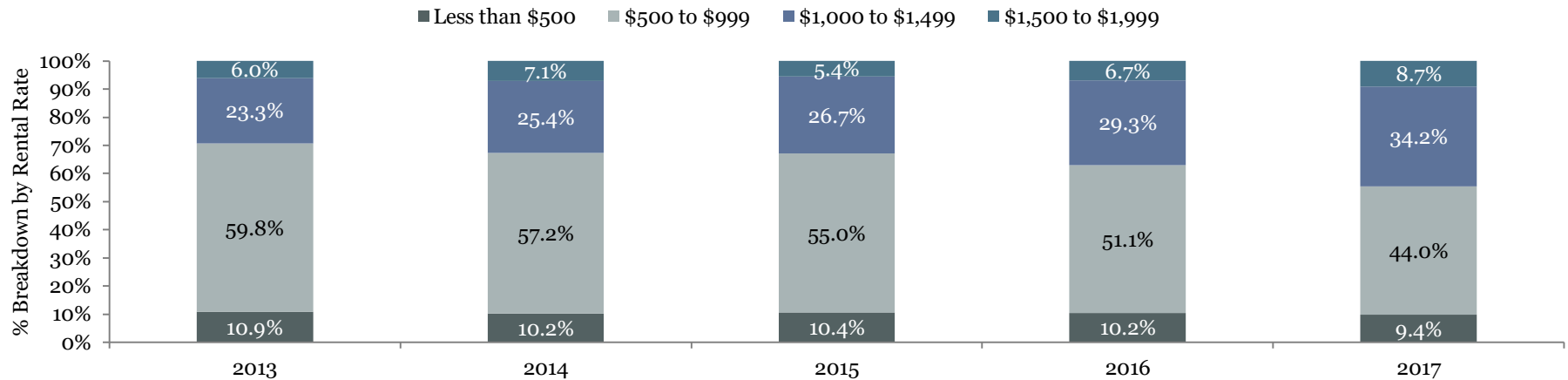
Source: US Census Bureau, 2006-2010 American Community Survey

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## Median Rent and Average Rental Units



## Rental Units by Rent Dollar Concentration

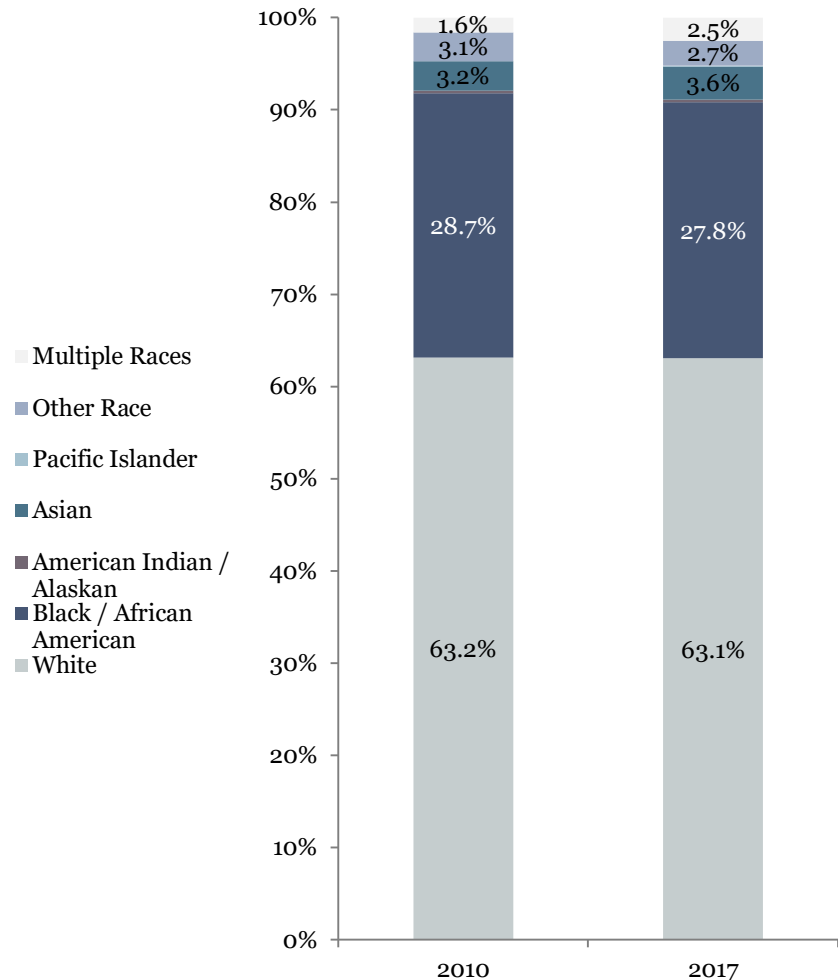


Source: US Census Bureau, 2006-2010 American Community Survey

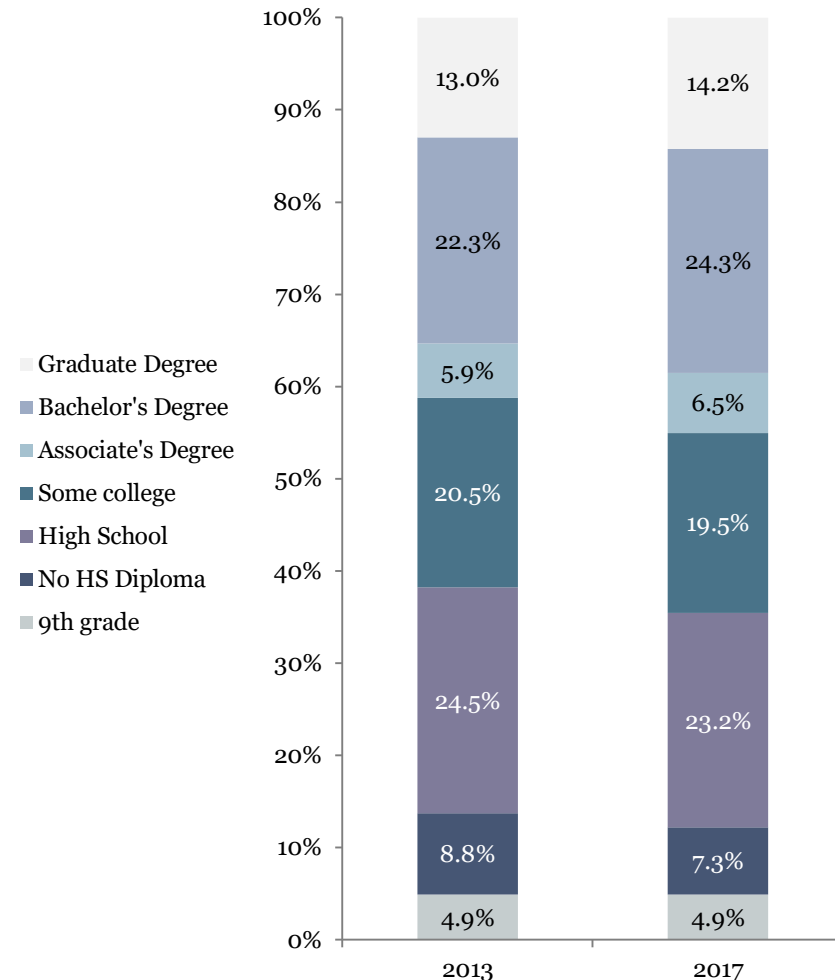


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## Demographic Breakdown



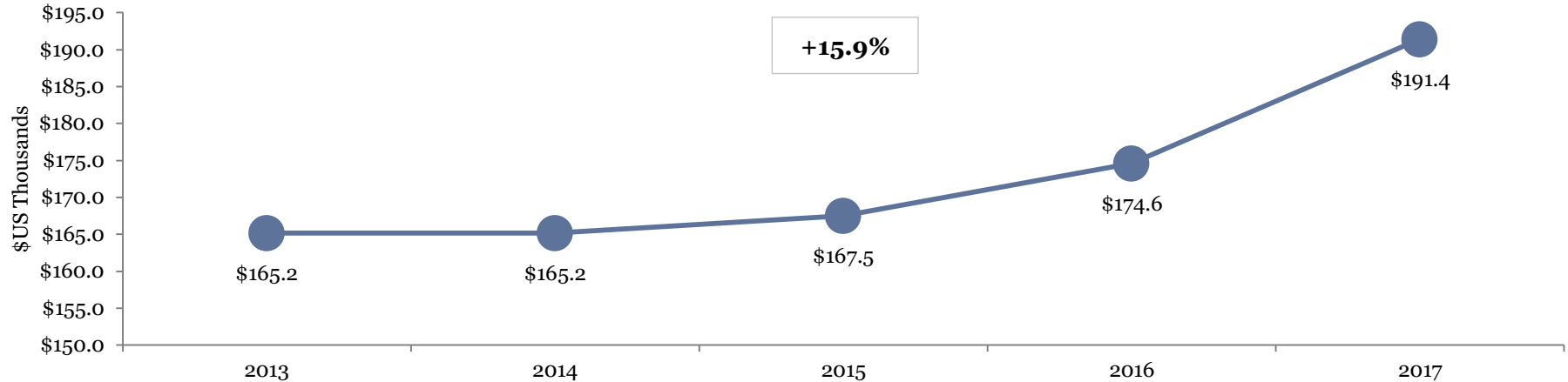
## Educational Attainment



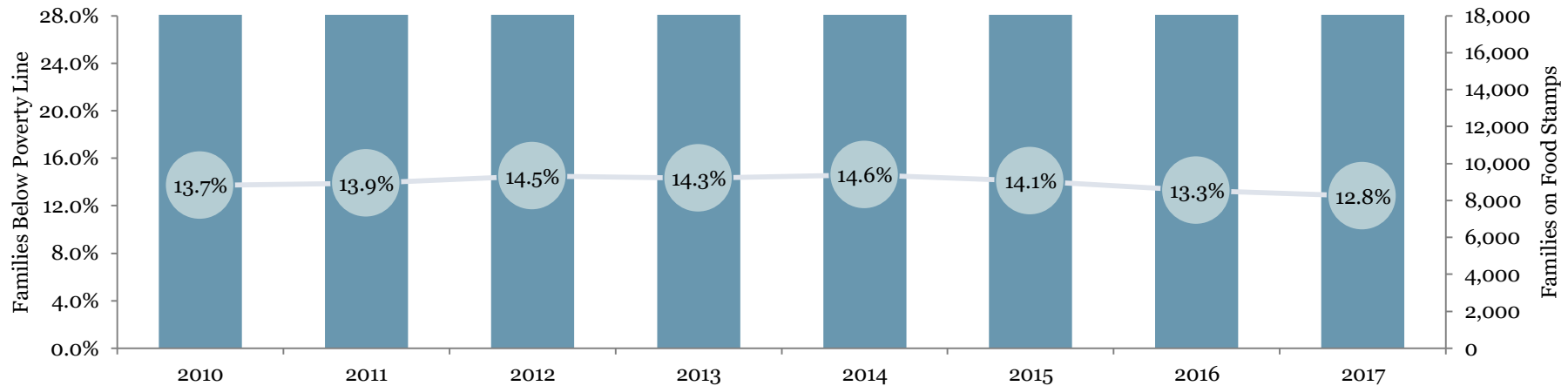
Source: US Census Bureau, 2006-2010 American Community Survey

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## Median Value of Owner-Occupied Units



## Families Below the Poverty Line



Source: US Census Bureau, 2006-2010 American Community Survey

# Disclaimer



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