

Nashville, TN

U.S. Construction Market | Market Snapshot Q4 - 2021

Nashville is frequently described as a 21st century boomtown, and the city's construction volume reflects this. In a city that added almost 100 people each day to its population in 2017, it should come as no surprise that the residential sector is the largest here. The rise of e-commerce and remote work have kept commercial volume relatively constant as well, as these new residents can shop online and have goods shipped. Infrastructure spending remains relatively constant, as the city pivots to maintaining its existing roads and bridges instead of building new ones.

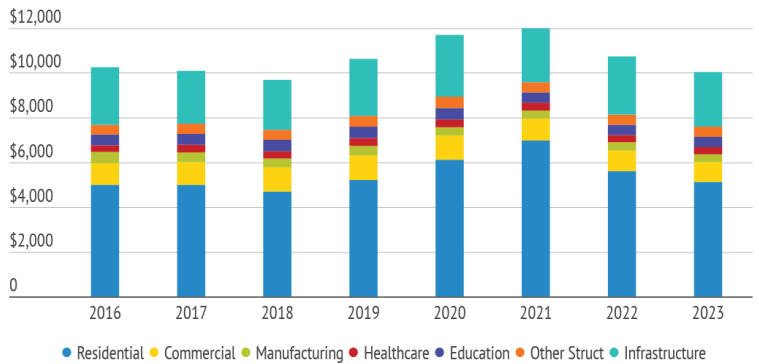
Nashville's recovery has been making steady progress over the last year. Unemployment is within a few percentage points of 2019 levels, and construction employment has grown steadily throughout the pandemic. The next few years are likely to see a decline in overall volume as the market adjusts to new trends in work and leisure. There is, however, plenty to do now.

Total Construction Market Volume by Sector (x \$1m, Nominalized 2012\$)

Sector	HISTORIC								FORECAST		
	2016	2017	2018	2019	2020	2021	2022	2023	2021	2022	2023
Total (x \$1m)	10,266	10,102	9,702	10,631	11,694	12,178	10,749	10,054			
Residential	4,995	4,991	4,691	5,200	6,116	6,989	5,599	5,120			
Commercial	977	1,051	1,082	1,117	1,081	964	922	883			
Manufacturing	485	429	412	434	367	376	374	357			
Healthcare	319	355	315	335	360	341	351	326			
Education	480	495	501	513	509	459	459	460			
Other Struct*	428	463	473	482	516	465	459	461			
Infrastructure	2,583	2,359	2,229	2,550	2,744	2,583	2,604	2,446			
Total Increase	Y-O-Y %	-1.6%	-4.0%	9.6%	10.0%	4.1%	-11.7%	-6.5%			
Residential	Y-O-Y %	-0.1%	-6.0%	10.9%	17.6%	14.3%	-19.9%	-8.6%			
Commercial	Y-O-Y %	5.5%	5.0%	3.3%	-3.2%	-10.8%	-4.4%	-4.2%			
Manufacturing	Y-O-Y %	-11.5%	-4.0%	5.3%	-15.3%	2.5%	-0.8%	-4.5%			
Healthcare	Y-O-Y %	5.0%	-5.8%	6.2%	7.5%	-5.1%	-3.0%	-1.5%			
Education	Y-O-Y %	3.2%	1.1%	2.5%	-0.8%	-9.8%	0.0%	0.3%			
Other Struct*	Y-O-Y %	8.1%	2.2%	2.0%	7.0%	-9.8%	-1.4%	0.5%			
Infrastructure	Y-O-Y %	-8.7%	-5.5%	14.4%	7.6%	-5.9%	0.8%	-6.1%			

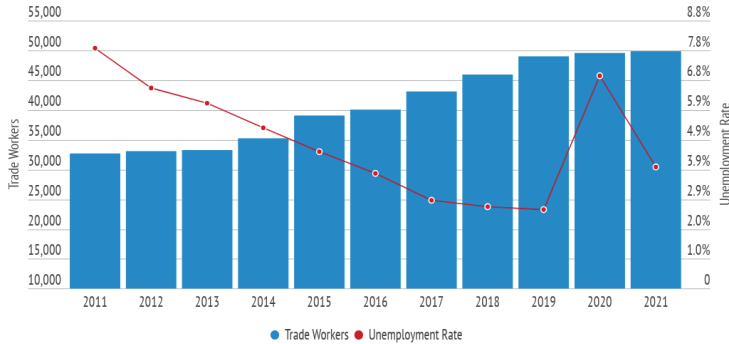
SOURCE: BGS-Market

Annual Volume (x\$1m, 2012\$)

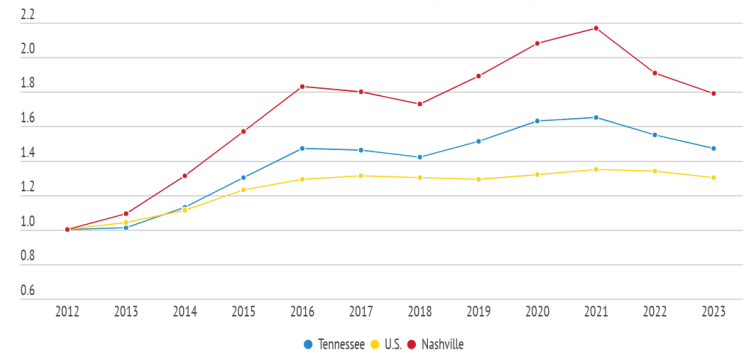


* This includes religious buildings, amusement, government communications and public recreation projects.

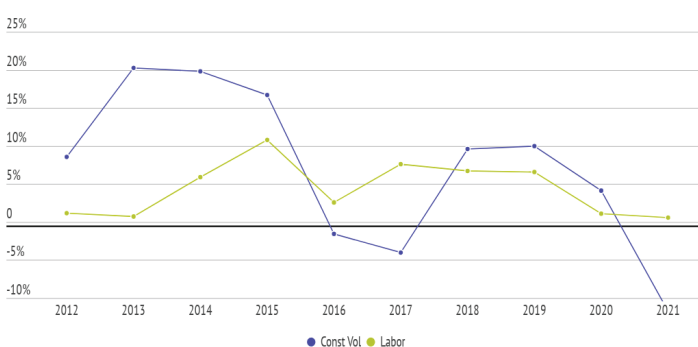
Regional Construction Employment



Construction Spending Index 2010-2021 (2010=1.0)



Construction Volume vs Labor - Annual Increase/Decrease



Top Regional Projects Sorted by Construction Value

Project	Location	Value
Oracle River North Campus	Nashville	\$1.2B
Madison Town Center	Madison	\$1.0B
Envision Cayce Redevelopment Plan - East Nashville Neighborhood	Nashville	\$602.0B
Envision Edgehill Apartments Transformation Plan	Nashville	\$528.0B
Demonbreun Hill Mixed-Use Development	Nashville	\$500m
Church Street Mixed Use	Nashville	\$500m
Neuhoff Mixed-Use	Nashville	\$500m
North Edgehill Commons	Nashville	\$361m
RiverNorth Nashville	Nashville	\$351m
Buchanan Point	Nashville	\$350m