

Prepared for  
Nashville's Vertical  
Property Owners

by  
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# NASHVILLE LUXURY HIGH-RISE MARKET REPORT FEBRUARY 2026

February saw a rebound in Nashville's luxury high-rise market as delayed closings finalized and new inventory moderated heading into the Spring selling season.

# MARKET OVERVIEW

The Nashville luxury high-rise condo market rebounded in February following January's weather disruptions. Closings delayed during Winter Storm Fern were finalized this month, resulting in a 66% increase in completed transactions compared to January.

While new inventory entering the market moderated, buyer demand remained steady as Nashville's vertical market moves toward the Spring selling season.



**36**

New Active Listings



**15**

Closed Sales



**\$1.29M**

Avg List Price



**\$825**

Avg Price / Sq Ft

## KEY MARKET SIGNALS

- 36 new active listings entered the market in February, down from 59 listings in January as early-year inventory stabilized.
- 15 closed sales were recorded, up from 9 in January as delayed transactions were finalized.
- Average active list price increased to approximately \$1.29M, reflecting continued strength in Nashville's luxury condo market.
- Average price per square foot adjusted to \$825.79, reflecting more balanced pricing across active listings.

# PRICING ANALYSIS – FEBRUARY 2026

The following table highlights current pricing ranges, price-per-square-foot benchmarks, and recent activity across Nashville’s primary luxury high-rise buildings. These metrics provide a snapshot of how individual towers are performing within the broader Davidson County vertical market.

Building	Active Price Range	Avg \$ / Sq Ft	Avg Days on Market (DOM)	Activity
505 Church	\$419,500 – \$1,070,000	\$801.89	76	12 Active Units
Icon Nashville	\$359,000 – \$985,000	\$637.32	121	1 Under Contract
The Four Seasons	\$1.39M – \$33.5M	\$2,618.85	170	3 Sold (Max \$4.35M)
TwelveTwelve	\$382,999 – \$999,900	\$713.64	158	3 Sold (Max \$2.29M)
Rhythm	\$439,900 – \$799,900	\$509.20	105	1 Sold (Max \$680K)
CityLights	\$909,999 – \$1.49M	\$594.79	179	5 Active Units
The Viridian	\$390,000 – \$995,000	\$655.35	84	6 Active Units
The Adelia	\$500,000 – \$1.39M	\$590.22	148	1 Sold (Max \$1.4M)
Broadwest	\$755,000 – \$3.0M	\$991.94	114	11 Active Units
Terrazzo	\$679,500 – \$749,900	\$580.14	64	2 Active Units
The Pullman	\$471,574 – \$2.41M	\$733.55	40	22 Active Units

*Values reflect current listings and recent transaction activity within each building during the reporting period.*

# MARKET INSIGHTS

The February data highlights several key trends shaping Nashville's luxury high-rise market as the spring selling season approaches. While January's winter weather delayed closings, underlying demand remains steady and inventory levels are stabilizing across Davidson County's vertical market.

## New Listings

JANUARY		FEBRUARY
<b>59</b>	→	<b>36</b>
Units		Units

## Closed Sales

JANUARY		FEBRUARY
<b>9</b>	→	<b>15</b>
Units		Units

## Average List Price

JANUARY		FEBRUARY
<b>\$1.27M</b>	→	<b>\$1.29M</b>
List Price		List Price

## Average Price Per Sq Ft

JANUARY		FEBRUARY
<b>\$849</b>	→	<b>\$825</b>
Avg \$ / Sq Ft		Avg \$ / Sq Ft

## LUXURY SEGMENT RESILIENCE

The ultra-luxury tier (\$3M+) continues to demonstrate strong pricing power. Sales activity at the Four Seasons reinforces Nashville's position as a competitive luxury condominium market within the Southeast.

# NOTABLE TRANSACTIONS



*Four Seasons Residences Nashville — one of the city's premier luxury condominium towers.*

## **Notable Active Listing**

Four Seasons Residences Nashville

**\$4,175,000**

2 Beds | 2 Baths | 2,378 Sq. Ft.

## **Highest Closed Sale**

Four Seasons Residences Nashville

**\$4,350,000**

2,323 Sq. Ft.

Highest recorded condominium sale for February 2026

# MARKET OUTLOOK – FEBRUARY 2026



February data reinforces early-year projections that Nashville’s high-rise condominium market is entering a more balanced phase following several years of rapid appreciation.

Looking ahead, the market is expected to gain momentum through the Spring selling season as buyers who paused during the winter months return to the market. Well-located buildings with strong amenities — particularly in Downtown and The Gulch — continue to attract both relocation buyers and local move-up purchasers seeking turnkey urban living.

The ultra-luxury segment above \$3M remains particularly resilient. High-profile sales at Four Seasons Residences demonstrate that affluent buyers remain confident in Nashville’s long-term growth as both a residential and investment market.

Developers and resale sellers alike are expected to compete more actively as inventory gradually expands in 2026, creating opportunities for buyers to evaluate both new construction and established luxury towers across Davidson County’s vertical market.

*Nashville’s luxury vertical market remains well-positioned heading into the 2026 Spring selling season.*

# WHY LIST WITH Alexander Brandau IV

Nashville's vertical market is shifting — and representation matters more than ever. Alexander's precision marketing, record of elite closings, and understanding of high-rise buyer psychology deliver results that rise above market trends.



Whether selling in the Gulch, Midtown, or West End, Alexander and his team tailor each strategy to maximize your property's story and value.

## **Thinking about selling or curious what your condo is worth?**

Scan the QR code to schedule a private consultation with Alexander and explore your property's market potential.

