

Prepared for
Nashville's Vertical
Property Owners

by Alexander Brandau IV

NASHVILLE LUXURY HIGH-RISE MARKET REPORT

JUNE 2026

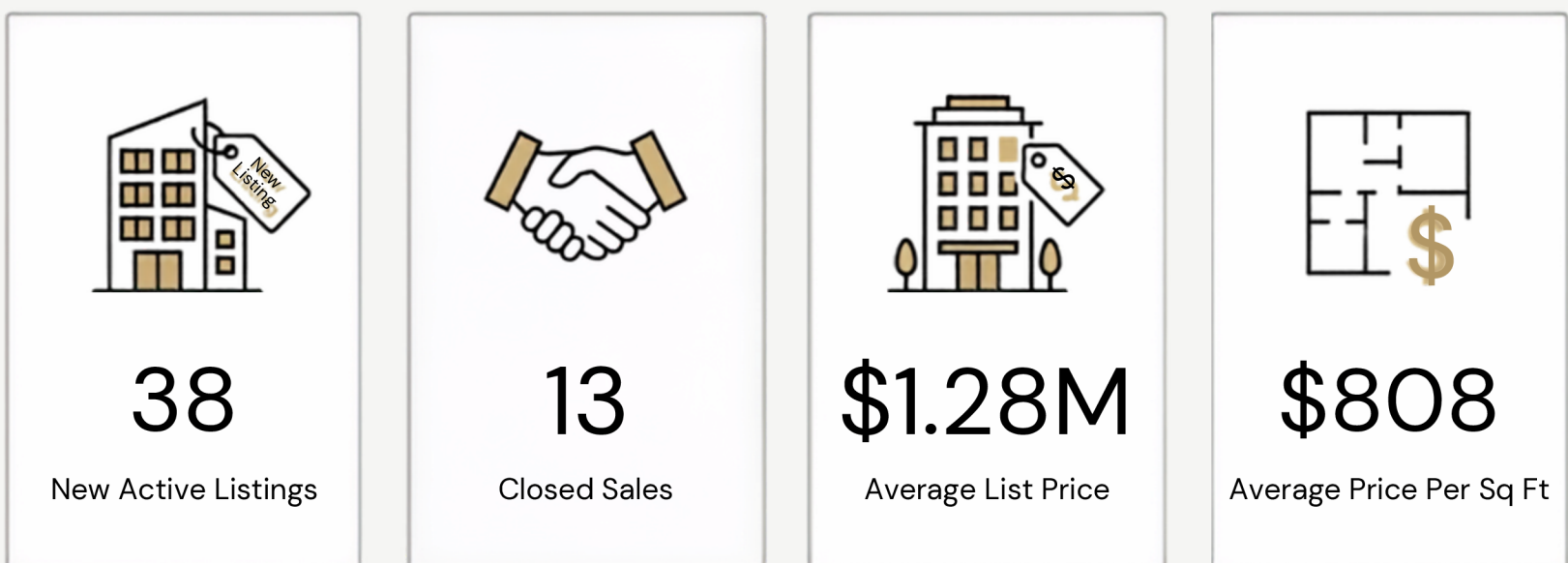
Q2 closed with balanced inventory, resilient buyer demand, and a healthy luxury high-rise market.

MARKET OVERVIEW

Q2 AT A GLANCE

The Davidson County high-rise market continued its transition into a more balanced second quarter. As inventory normalized following the spring surge, buyer demand remained steady, supporting healthy absorption and stable pricing across Nashville's luxury condominium market.

June recorded 38 new listings and 13 closed sales, while average list prices increased to \$1.28M. Well-positioned properties in established luxury towers continued attracting motivated buyers, reflecting a market driven by quality, location, and long-term value.



KEY MARKET SIGNALS

- 38 new active listings entered the market, reflecting continued inventory normalization.
- 13 closed sales demonstrated steady buyer demand despite a more balanced market.
- Average active list price increased to \$1.28M, reinforcing strength across premium inventory.
- Average price per square foot held at \$808, supporting stable pricing throughout the quarter.
- Market conditions continue favoring strategic pricing and well-presented listings over aggressive appreciation.

TOWER PERFORMANCE & PRICING ANALYSIS

The Nashville luxury high-rise market maintained healthy pricing throughout the second quarter as inventory expanded and buyer demand remained resilient. Premium towers continued attracting qualified buyers, while pricing stability reinforced confidence across Downtown, Midtown, The Gulch, and West End.

Distinct pricing tiers remain evident throughout Nashville's vertical market. Trophy assets at Four Seasons, 505 Church, and Broadwest continue defining the luxury segment, while established communities provide compelling opportunities across a broad range of price points.

Building	Active Price Range	Avg \$/Sq Ft	Avg DOM	Activity
505 Church	\$419K – \$12.0M	\$597–\$2,743	129	2 Closed Sales
Icon Nashville	\$345K – \$995K	\$550–\$787	105	2 Closed Sales
Four Seasons	\$1.28M – \$33.5M	\$1,283–\$6,770	122	10 Active Units
Twelve Twelve	\$440K – \$1.45M	\$605–\$927	170	2 Closed Sales
Rhythm	\$395K – \$1.15M	\$462–\$612	94	8 Active Units
CityLights	\$985K – \$1.15M	\$522–\$588	83	4 Active Units
The Viridian	\$339.9K – \$15.0M	\$525–\$1,956	102	21 Active Units
The Adelia	\$399.9K – \$1.35M	\$553–\$738	58	1 Closed Sale
Broadwest	\$754.5K – \$5.8M	\$756–\$2,008	206	2 Closed Sales
Terrazzo	\$510K – \$1.05M	\$534–\$635	84	5 Active Units
The Pullman	\$439K – \$2.9M	\$576–\$1,585	45	23 Active Units

Q2 activity reflected healthy demand across Nashville's luxury condominium market, with premium towers maintaining pricing strength while established communities continued attracting consistent buyer activity.

MAY vs. JUNE 2026

Nashville's luxury high-rise market remained healthy through June as inventory continued expanding while buyer demand held steady. New listings increased compared to May, providing buyers with more options while pricing fundamentals remained stable across the market.

Although closed sales moderated slightly, sellers continued achieving strong results with an average sale-to-list ratio of 97.5%. Premium towers across Downtown, The Gulch, and West End continued attracting qualified buyers despite a more balanced inventory environment.

NEW LISTINGS MAY 2026 38 Units → JUNE 2026 46 Units Inventory expanded further, giving buyers more choices entering the summer market.	CLOSED SALES MAY 2026 13 Sales → JUNE 2026 12 Sales Buyer activity remained healthy despite a slight decline in monthly closings.
AVG SALE PRICE MAY 2026 \$808K → JUNE 2026 \$823K Average closed sale prices increased modestly, reflecting continued strength in the luxury market.	AVG SALE-TO-LIST MAY 2026 \$808 → JUNE 2026 \$655 Closed sale price per square foot adjusted lower in June, reflecting a broader mix of transactions across the luxury condo market.

MARKET TAKEAWAY

June reinforced a healthy transition toward a more balanced luxury condominium market. Inventory continued expanding while pricing remained resilient, giving buyers greater selection without significantly impacting seller performance. Well-priced properties in desirable locations continued attracting motivated buyers, positioning Nashville's vertical market for a stable third quarter.

NOTABLE TRANSACTIONS



**Notable
Active
Listing**

**Four Seasons Private Residences - 160 2nd Ave S
\$3,695,000
2 Beds | 2 Baths | 2,378 Sq. Ft.**



**Highest
Closed
Sale**

**The Emory — 930 Commerce St
\$1,340,205
1,582 Sq. Ft.**

Highest recorded condominium sale during June 2026.

FEATURED LISTING



THE VIRIDIAN • DOWNTOWN NASHVILLE

415 Church St #1702

\$510,000

1 Bed | 1 Bath | 827 Sq. Ft.

PROPERTY HIGHLIGHTS

- Floor-to-ceiling windows
- Downtown skyline views
- Open-concept layout
- Hardwood flooring throughout
- Concierge service
- Fitness center & pool
- Walk to Broadway, Fifth + Broadway & Bridgestone Arena

View Full Property Details



Scan to view the complete listing, additional photos, and schedule your private showing.

Experience elevated downtown living at The Viridian. Floor-to-ceiling windows, modern finishes, and resort-style amenities combine with one of Nashville's most walkable locations to create an exceptional opportunity for both homeowners and investors.

MARKET OUTLOOK - JUNE 2026



The Nashville luxury high-rise condominium market closed the first half of 2026 in a healthy, balanced position. Inventory continued expanding through June while buyer demand remained resilient, creating a more sustainable environment following the competitive spring selling season.

As inventory grows, buyers are becoming increasingly selective, placing greater emphasis on pricing, presentation, building amenities, and long-term value. Well-positioned properties continue attracting qualified buyers, while overpriced listings are experiencing longer marketing periods and increased competition.

The city's premier towers—including Four Seasons Residences, The Pullman, Broadwest, The Veridian, and 505 Church—continue demonstrating strong pricing power, reinforcing confidence in Nashville's luxury condominium sector despite a more normalized market.

Looking ahead to the second half of 2026, market conditions are expected to remain favorable for both buyers and sellers. Increased inventory should provide greater purchasing opportunities, while disciplined pricing and strategic marketing will remain essential for sellers seeking optimal results.

Nashville's luxury high-rise market remains fundamentally strong as it enters the second half of 2026 with healthy inventory, resilient demand, and stable pricing.

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.

