

Prepared for
Nashville's Vertical
Property Owners

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NASHVILLE LUXURY HIGH-RISE MARKET REPORT

JULY 2026

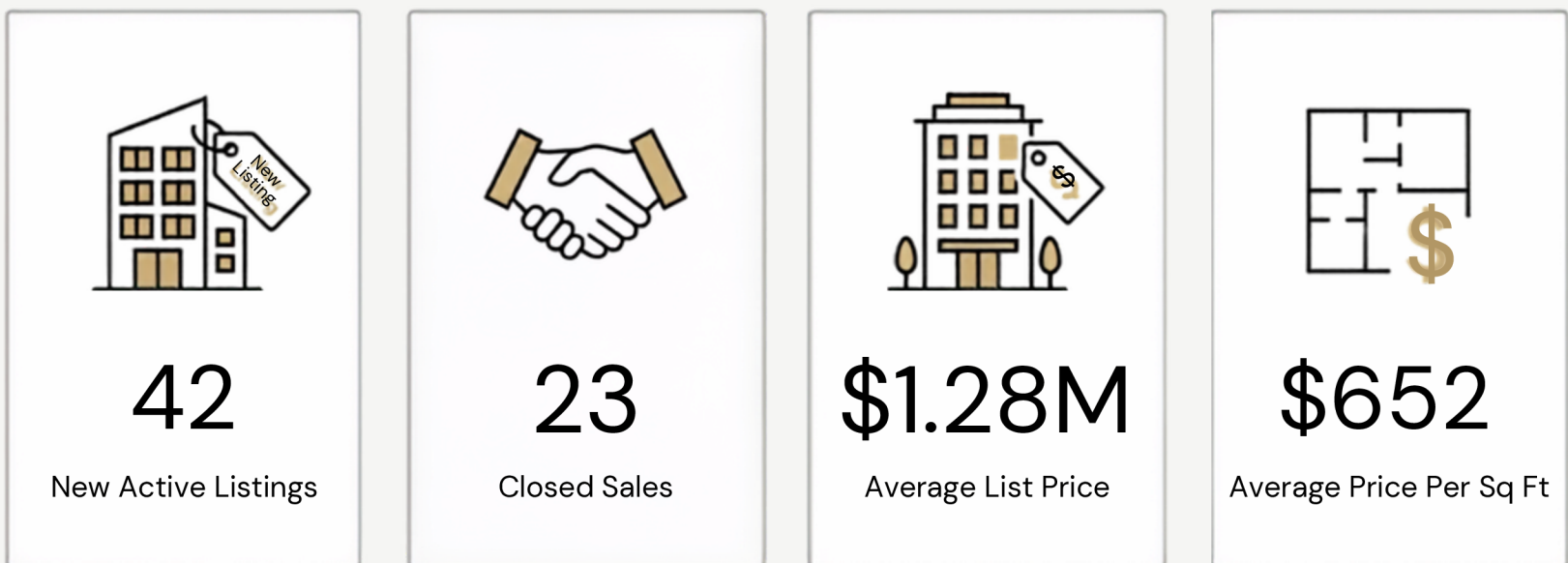
Luxury condominium market update for Davidson County

MARKET OVERVIEW

Q3 AT A GLANCE

The Davidson County high-rise market gained momentum in July as buyer activity accelerated despite a modest decline in available inventory. Premium condominiums continued attracting qualified purchasers, reinforcing confidence in Nashville's luxury vertical market while pricing remained stable across premier buildings.

July recorded 42 new active listings and 23 closed sales, with the average active list price holding at \$1.28M. The month's strongest closing at Four Seasons Private Residences and continued demand at Broadwest highlighted buyers' willingness to compete for well-positioned luxury residences in Nashville's most desirable condominium communities.



KEY MARKET SIGNALS

- 42 new active listings kept inventory healthy while offering buyers more choices.
- 23 closed sales reflected a sharp increase in buyer activity from June.
- Average active list price held at \$1.28M, signaling continued pricing stability.
- Average price per square foot measured \$652, reflecting a broader mix of luxury sales.
- Broadwest and Four Seasons continued leading demand in Nashville's luxury condo market.

TOWER PERFORMANCE & PRICING ANALYSIS

The Nashville luxury high-rise market strengthened in July as buyer activity accelerated and pricing remained resilient across premier condominium communities. While available inventory moderated slightly, well-positioned luxury residences continued attracting qualified buyers throughout Downtown, Midtown, The Gulch, and West End.

Distinct pricing tiers continue defining Nashville's vertical market. Four Seasons and Broadwest remained among the city's premier luxury offerings, while established communities across multiple price points continued supporting a healthy and active condominium market.

Building	Active Price Range	Avg \$/Sq Ft	Avg DOM	Activity
505 Church	\$525K – \$7.90M	\$580–\$2,315	138	4 Active Units
Icon Nashville	\$349K – \$995K	\$551–\$785	104	2 Closed Sales
Four Seasons Private Residences	\$2.90M – \$35.0M	\$1,910–\$6,770	181	1 Closed Sale
Twelve Twelve	\$450K – \$1.50M	\$610–\$925	162	3 Active Units
Rhythm at Music Row	\$395K – \$1.15M	\$465–\$615	88	7 Active Units
CityLights	\$985K – \$1.18M	\$525–\$590	79	4 Active Units
The Viridian	\$340K – \$15.0M	\$530–\$1,960	96	18 Active Units
The Adelia	\$405K – \$1.38M	\$555–\$742	61	2 Active Units
Broadwest	\$1.30M – \$5.80M	\$1,643–\$2,008	12	3 Active Units
Terrazzo	\$515K – \$1.08M	\$535–\$640	82	5 Active Units
The Pullman	\$439K – \$2.90M	\$580–\$1,585	42	22 Active Units

Q3 activity reflected stronger buyer demand across Nashville's luxury condominium market, with premium towers maintaining pricing strength while closed sales accelerated throughout July.

JUNE vs. JULY 2026

Davidson County's luxury high-rise market shifted into a stronger third quarter as buyer activity accelerated despite a modest decline in new inventory. Pricing remained stable while qualified demand increased across Nashville's premier condominium communities.

Closed sales nearly doubled month-over-month, highlighting renewed buyer confidence. Premium towers such as Four Seasons Private Residences and Broadwest continued attracting luxury buyers, reinforcing strength across the vertical market.

NEW LISTINGS	
JUNE 2026 46 Units	JULY 2026 42 Units
Inventory moderated slightly while continuing to provide healthy buyer choice.	

CLOSED SALES	
JUNE 2026 12 Sales	JULY 2026 23 Sales
Buyer demand accelerated significantly during July.	

AVG LIST PRICE	
JUNE 2026 \$1.28M	JULY 2026 \$1.28M
Average luxury list pricing remained stable.	

AVG PRICE / SQ FT	
JUNE 2026 \$808	JULY 2026 \$652
Price per square foot reflected a broader mix of luxury inventory and sales.	

MARKET TAKEAWAY

July demonstrated stronger buyer momentum across Nashville's luxury condominium market. While inventory moderated slightly, closed sales increased sharply and pricing remained stable, reinforcing continued confidence in premier high-rise communities as the market entered the third quarter.

NOTABLE TRANSACTIONS



**Notable
Active
Listing**

**The Residences at Broadwest
— 1616 West End Ave #2601
\$2,675,000
2 Beds | 2 Baths | 1,628 Sq. Ft.**



**Notable
Closed
Sale**

**Four Seasons Private Residences
— 160 2nd Ave S #501
\$2,895,000
2 Beds | 2.5 Baths | 1,516 Sq. Ft.**

Top recorded condominium closing during July 2026.

MARKET OUTLOOK - JUNE 2026



The Nashville luxury high-rise market entered the second half of 2026 with stronger buyer momentum. While inventory moderated slightly in July, closed sales accelerated and pricing remained stable across premier condominium communities.

Four Seasons Private Residences, Broadwest, 505 Church, The Pullman, and The Viridian continued attracting qualified buyers, reinforcing confidence in Nashville's luxury vertical market.

As the third quarter progresses, buyers continue benefiting from healthy inventory while well-priced, well-presented properties remain best positioned for success.

Looking ahead, Nashville's luxury condominium market is expected to remain balanced, with continued demand supporting healthy activity through the remainder of 2026.

July closed with stronger buyer momentum, stable pricing, and continued confidence across Nashville's premier luxury high-rise communities.

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.

