



The Commercial Real Estate Industry is on a Strong Recovery Trajectory

According to the 2021 Year-End Findings of the Colliers Nashville Commercial Real Estate Vitality Index

NASHVILLE, Tenn. (February 9, 2022) – Colliers Nashville released their 2021 year-end findings of their proprietary Commercial Real Estate Vitality Index, which indicates Nashville’s commercial real estate sector is on a solid recovery trajectory post-pandemic. Year-end results show a dramatic increase of 26-points during the 2021 year, up from 168-points at Q4 2020 year’s-end.

The Colliers Index, launched in January of 2019, uses key economic indicators to track the health and vitality of Middle Tennessee’s commercial real estate sector from 2001 to the present. Those indicators include local & regional budgets, rent escalations, de-escalations, job growth, vacancies, population growth, gross domestic product, market sentiment, investment, and other factors. The variables, combined, factor into a weighted algorithm that creates an accurate measurement tool to monitor the relative health of Nashville’s commercial real estate sector over time.

Each quarter experienced an uptick with 2021 year-end results indicating a significant increase of 16%. The upticks broken down by quarter are Q1 = 7-points, Q2 = 1-point, Q3 = 6-points, and Q4 = 12-points for a total of a 26-point increase. Key contributing factors include:

- Nashville’s unemployment rate is declining, with a 98% recovery of lost jobs from the pandemic. The leisure & hospitality industry experienced the largest percentage of job loss but has the most substantial recovery rate, ranking #1 for bounce-back in 2021. Nashville is expected to experience job growth of 3.6% in 2022.
- The health care technology and manufacturing sectors are expected to bring the largest number of jobs to the market in the coming years as employment in manufacturing has recovered 98%. Nashville’s job growth is one of the highest in the U.S. and is anticipated to continue through 2026.
- Development shows no signs of slowing down as major corporations continue to invest in Nashville. Land investment reached an all-time high in the Nashville market, with investment volume reaching \$800M and building permits for 2021 exceeding \$5.5B, a 20% increase over the previous year. 9.5 million SF of new office and industrial construction was delivered in 2021.

Colliers Nashville hosted a webinar to present the Colliers Index 2021 Year-End findings on Tuesday, February 8, 2022. A Q&A session was also held with industry leaders discussing the challenges facing the supply chain and logistics sectors. Bert Mathews, Executive Vice President and Partner of Colliers Nashville, served as moderator for the Q&A session.

“I think it’s fascinating how we can chart through this Colliers Index and watch how Nashville has stood and see where it is going,” Mathews said. “The information provided by this tool and our panel of experts answered questions that are on everyone’s mind.”

Industry Leaders included:

- Darek Bell, Owner | Distiller, Corsair Artisan Distillery, and Board Member, Bell & Associates
- Brewster Smith, Head of Supply Chain Solutions, Occupier Services | Americas, Colliers
- Tanner Hicklin, Vice President, Market Officer, Prologis

Details of the Index and Tuesday’s Q&A session can be found at www.colliersindexnashville.com.

About Colliers International

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 67 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners, and investors. For more than 25 years, our experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.0 billion (\$3.3 billion including affiliates) and \$40 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people. Learn more at corporate.colliers.com, Twitter [@Colliers](https://twitter.com/Colliers) or [LinkedIn](https://www.linkedin.com/company/colliers).

About Colliers Nashville

Colliers International Nashville, LLC is a leading commercial real estate services firm in the Nashville area and Middle Tennessee. With over 80 years of experience and 65 professionals, Colliers’ experts specialize in providing maximum service for a full range of product lines including landlord and tenant representation, investment sales, finance, property management, and project management. The firm currently leases and manages over 4.5 million square feet of commercial space and has ranked in the top five commercial real estate firms in the city for the last five years.

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