

THE **COSTIGAN** GROUP



Relocation Guide

Nashville



01.

Hey There, —————

Nice to Meet You!

SO YOU'RE THINKING OF BUYING YOUR DREAM HOME IN **NASHVILLE?**

Hello,

We're The Costigan Group, your Nashville real estate experts.

With 9+ years of experience in Music City and over \$50 million sold, we're equipped to make your move smooth and enjoyable.

We focus on understanding your specific homebuying needs – whether you're buying your first home, expanding for a growing family, or downsizing.

Let's find your perfect Nashville home and start this exciting new chapter!

Ready to begin?

We're here to help turn your homeownership dreams into reality in Nashville.



Welcome to *Nashville* -

02.

MUSIC CITY: A CITY THAT HITS ALL THE RIGHT NOTES

Nashville, Tennessee's vibrant capital, is known as "Music City" for its deep musical roots and lively cultural scene.

This city blends its rich history with a dynamic modern vibe. From iconic honky-tonk bars on Broadway to diverse concert halls and listening rooms, music is truly the heartbeat of Nashville.

Beyond music, the city offers an excellent quality of life with a booming economy, diverse job opportunities in healthcare, education, and more, and a cost of living that's relatively low. Neighborhoods like Germantown and East Nashville showcase trendy boutiques and restaurants, while historic sites like the Ryman Auditorium enrich the local heritage.

With its four distinct seasons and strong community spirit, Nashville is consistently ranked among the best places to live in the U.S., appealing to young professionals, families, and retirees alike.



Nashville's Housing Market

03.

HOME PRICES, RENTAL RATES,
AND NEIGHBORHOOD CHOICES



MEDIAN HOME SALE PRICE

\$430,000 as of late 2024

Higher-Priced Areas:

Green Hills: \$1,140,000

Belle Meade: \$2.6 million

Downtown Nashville: \$625,000

More Affordable Areas:

Antioch: \$310,000

Madison: \$315,000

Hermitage: \$335,000

Note that these median figures can vary widely based on factors such as square footage, lot size, amenities, age, and renovations.

RENTAL RATES

For renters, a general range for a one-bedroom apartment is \$1,200–\$2,000+ per month, with two-bedrooms typically \$1,600–\$2,400+. But rental pricing can fluctuate based on unit size, age, amenities, and area.

One-Bedroom Apartments:

The Gulch: \$2,100 – \$2,800

East Nashville: \$1,700 – \$2,400

Madison: \$1,300 – \$1,800

Two-Bedroom Apartments:

Germantown: \$2,500 – \$3,500

Green Hills: \$2,200 – \$3,000

Antioch: \$1,500 – \$2,000



Popular _____ Residential Areas

THERE ARE SO MANY
GREAT AREAS TO LIVE

BRENTWOOD

11 miles south of downtown
Average home: \$1.3M
Population: 42,000

FRANKLIN

21 miles south of downtown
Average home: \$860K
Population: 86,000

NOLENSVILLE

20 miles southeast of downtown
Average home: \$916K
Population: 13,000

MT. JULIET

17 miles east of downtown
Average home: \$625K
Population: 39,000

HENDERSONVILLE

19 miles northeast of downtown
Average home: \$411K
Population: 63,000

I would love the opportunity to help guide you through the housing market, help you find the perfect neighborhoods and homes for your lifestyle, and represent your best interests in every step of the process.



Employment Opportunities 05.

MAJOR INDUSTRIES AND TOP EMPLOYERS

HEALTHCARE

HCA Healthcare, Vanderbilt University Medical Center, Meharry Medical College

MUSIC / ENTERTAINMENT

Gibson Brands, BMI, Ryman Hospitality

AUTOMOTIVE

Nissan North America, Bridgestone Americas

HIGHER EDUCATION

Vanderbilt University, Belmont University

TECH

Amazon, Oracle, Dell

FINANCE / BANKING

AllianceBernstein, Pinnacle Financial Partners



Job Market Outlook & Growth Areas

06.

HEALTHCARE

Aging population and healthcare hub driving 12% growth

MUSIC/ENTERTAINMENT

\$10 billion annual economic impact driving tourism/entertainment

AUTOMOTIVE

Manufacturing rebound and EV investment spurring 9% growth

TECH

Emerging hub with 20% job growth in fields like analytics and cybersecurity

RESOURCES FOR JOB SEEKERS

- Tennessee Department of Labor – Job search, training, unemployment services
- Nashville Area Chamber of Commerce – Local job listings and career resources
- American Job Centers – Assist job seekers in exploring career options, finding training, searching for jobs
- Nashville Professional Networking Groups – In-person/virtual networking events

07.

Nashville

Cost of Living

AFFORDABLE COST OF LIVING: WHAT TO EXPECT

Overall, Nashville residents can expect living costs about 3–5% below the national average depending on household makeup and lifestyle preferences.

BREAKDOWN OF TYPICAL EXPENSES

HOUSING

Median home prices are around \$500,000 and average rent for a 1-bedroom is \$1,400/month.

UTILITIES

Expect to pay around \$140/month for electricity, \$60 for water, and \$50 for gas on average.

GROCERIES

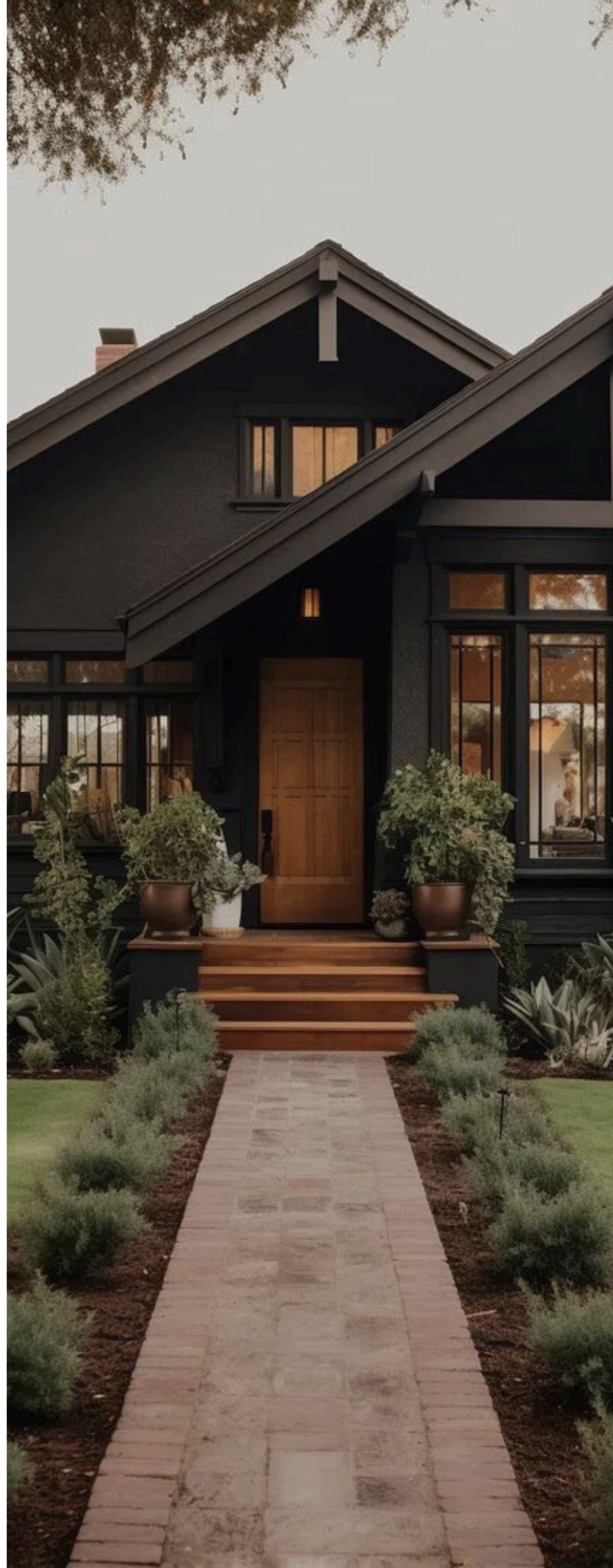
A family of 4 can expect to pay \$725–\$900 per month.

TRANSPORTATION

Gas currently averages \$2.93/gallon. Vehicle operating costs like insurance, fuel, and maintenance are around \$4,500 annually on average.

HEALTHCARE

The average cost of a doctor's visit is \$120. Employee + family health insurance averages \$1,700/month.





Education in Nashville

08.

OVERVIEW OF PUBLIC SCHOOL SYSTEM

The Metropolitan Nashville Public Schools (MNPS) system, the 42nd largest in the U.S., operates 168 schools serving 86,000 students, with significant investments in academic programs, technology, facilities, and teacher training.

HIGHLIGHTS OF TOP-RATED SCHOOLS

- Hume-Fogg Academic Magnet High School (#4 nationally ranked magnet school)
- Martin Luther King Jr. Magnet (top magnet middle school in Tennessee)
- Julia Green Elementary (National Blue Ribbon School with Spanish immersion)
- Meigs Academic Magnet Middle School (#1 ranked charter middle school in Tennessee)

HIGHER EDUCATION

- Vanderbilt University
- Belmont University
- Trevecca Nazarene University
- Tennessee State University
- Lipscomb University





PRE-K SCHOOLS

- The Gardner School of Midtown
- Primrose School
- Southern Stars Montessori
- The Gardner School of Nashville
- West Nashville Preschool

ELEMENTARY SCHOOLS

- Eakin Elementary School
- Crieve Hall Elementary School
- Glendale Elementary School
- Gower Elementary School
- Lockeland Elementary School

MIDDLE SCHOOLS

- Rose Park Middle School
- H. G. Hill Middle School
- J.T. Moore Middle School
- Creswell Middle Prep School
- Moses McKissack Middle School

HIGH SCHOOLS

- Hume-Fogg Academic
- McGavock High School
- Glenclyff High School
- Maplewood High School
- Ensworth Frist Campus



Zoning & Districts

FINDING THE RIGHT FIT FOR YOUR FAMILY

The Metropolitan Nashville Public Schools (MNPS) district is divided into several geographic zones, each with its own grouping of zoned elementary, middle, and high schools that students are assigned to based on their home address.

THE ZONES INCLUDE:

- East Zone (Stratford, Overton cluster)
- North Zone (Hunters Lane, Maplewood cluster)
- South Zone (Cane Ridge, Glenclyff cluster)
- West Zone (Hillwood, Whites Creek cluster)
- Charter School Zone (Non-geographical, open enrollment)

I can provide detailed information on specific zoned schools and districts for any home you're considering. I can also explain processes like permit admissions and school choice applications. So if you would like more information on the school zones & districts, please reach out!





Healthcare in *Nashville* 11.

As a major healthcare hub, Nashville offers world-class medical facilities and a wide range of health insurance options, ensuring peace of mind during your relocation.

MAJOR HOSPITALS AND HEALTHCARE FACILITIES

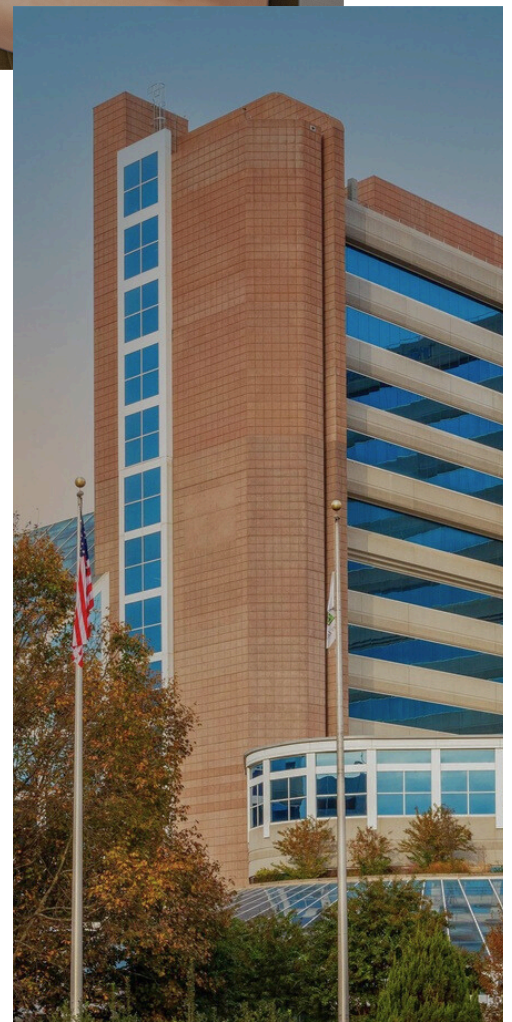
- Vanderbilt University Medical Center
- TriStar Health
- HCA Healthcare
- Saint Thomas Health

HEALTH INSURANCE OPTIONS AND COSTS

Most large employers in Nashville offer company-sponsored health insurance plans. According to 2023 data:

- The average individual premium is \$495/month
- The average family premium is \$1,675/month

Nashville's medical community meets diverse health needs with exceptional care, offering numerous facilities, specialists, and insurance options.





Entertainment & Lifestyle 12.

ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

RESTAURANTS

- Urban Grub
- Bourbon Steak
- Harriet's Rooftop
- Luogo
- Caney Fork River Valley Grille

NIGHTLIFE

- Tootsies Orchid Lounge
- Bourbon Street Blues and Boogie Bar
- Nudie's Honky Tonk
- AJ's Good Time Bar
- Layla's Honky Tonk

ENTERTAINMENT

- Ryman Auditorium
- Grand Ole Opry
- Nashville Zoo
- Country Music Hall of Fame Museum
- Johnny Cash Museum

PARKS

- Centennial Park
- Bicentennial Capitol Mall State Park
- Sevier Park
- Fannie Mae Dees Park
- Cumberland Park

Entertainment & Lifestyle 13.

ENTERTAINMENT, DINING, AND NIGHTLIFE FUN

OUTDOOR ACTIVITIES

- Arrington Vineyard & Winery
- Bike the Greenway
- Radnor Lake State Park
- Percy Priest Lake
- River Queen Voyages

FAMILY-FRIENDLY ACTIVITIES

- Nashville Parthenon
- Adventure Science Center
- Nashville's Farmers Market
- Cheekwood
- Grand Ole Opry

VENUES

- Grand Ole Opry
- The Bluebird Cafe
- The Pinnacle
- Ascend Amphitheater
- The Station Inn

SPORTS

- Tennessee Titans (NFL)
- Nashville Predators (NHL)
- Nashville SC (MLS)
- Nashville Sounds (MiLB)
- Nashville Speedway



Annual Festivals & Events 14.

- Nashville Boat & Sportshow – January 19–22
- Antiques & Garden Show – February 2–4
- Rock N' Roll Marathon – April 22
- CMA Fest – June 8–11
- Bonnaroo Music & Arts Festival – June 15–18
- Nashville Hot Chicken Festival – July 4
- Nashville Golf Open – June 22–25
- Main Street Festival – August 15–20
- Nashville Christmas Parade – December 2
- Music City Bowl – December 31



Relocation *Tips*

15.

MAKE YOUR TRANSITION SMOOTH AND STRESS-FREE

Moving to a new city like Nashville can be overwhelming, but with the right preparation and resources, your transition can be smooth and stress-free. Here are some tips to help

MOVING COMPANIES AND SERVICES

- All My Sons Moving
- Alliance Movers Long Distance
- College Hunks Hauling Junk & Moving Nashville
- Master Movers LLC
- Moving Solutions

SETTING UP UTILITIES AND SERVICES

- Electric: Nashville Electric Service
- Gas: Piedmont Natural Gas
- Water: Metro Nashville Water Services
- Internet/Cable/Phone: AT&T, Comcast Xfinity, Google Fiber

OTHER ESSENTIAL SERVICES TO SET UP

- U.S. Postal Service – Fill out a change of address
- Driver's License and Vehicle Registration
- Banking – Establish accounts with local branches/credit unions



Moving Timeline

16.

MAKE YOUR TRANSITION
SMOOTH AND STRESS-FREE



2 Months Out

- Purge before packing
- Schedule the moving truck
- Finalize your moving date
- Reserve a storage unit if needed

1 Month Out

- Purchase moving supplies
- Contact services to cancel or transfer
- Start packing seldom-used items
- Host a moving sale

2 Weeks Out

- Submit a postal change of address
- Ensure all repairs are completed
- Gather financial and legal documents
- Keep packing

1-7 Days Out

- Continue packing
- Confirm the movers
- Prepare an essentials box
- Pack outdoor furniture
- Ready suitcases for the first few days

Moving Day

- Ensure movers know of any special instructions
- Complete a final clean and walk-through to ensure nothing is left behind
- Enjoy your move!

After the Move

- Unpack and organize
- Take inventory to ensure nothing is missing
- Confirm your new address with all services
- Enjoy your new home!

COMPASS RE

I hope this guide has given you valuable insights for your Nashville move. As a seasoned real estate expert with over \$50 million sold in Music City, I'm here to guide your relocation journey.

Whether you're buying, renting, or just learning more about our vibrant city, contact me at 919.889.8195. Follow my social media @jackcostigan.realestate for ongoing Nashville tips and updates.

Nashville offers endless opportunities, and I'm excited to help you make it home. From finding your ideal neighborhood to connecting you with local resources, I'm here to ensure a smooth transition.

Ready to start your Nashville adventure? Let's make it happen!

Jack Costigan



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