

Downtown Knoxville's HOUSING MARKET

Date: November 2009

For more information:

MPC Contact Person: Bryan Berry 215-2500

MPC Web site & e-mail www.knoxmpc.org contact@knoxmpc.org



Across the country increasing economic costs. environmental issues.

and social concerns associated with sprawl have caused a growing segment of the population to favor an urban lifestyle over suburban living. This residential alternative is seen as a way to reduce personal economic and environmental expenditures, while increasing social capital. Many analysts believe this resurgence in downtown living is not short-term, but one that will continue in the foreseeable future.

> While Knoxville's residential property trends do not always follow those at the national level, the city has experienced residential growth and renewed interest in downtown living. This report will examine Knoxville's downtown housing market by looking at total inventory, annual additions, construction investment, residential sales, and pricing per square foot.

> > "Social capital" refers to the collective value of all social networks (who people know) and the inclinations that arise from these networks to do things for each other (norms of reciprocity).

 The Saguaro Seminar John F. Kennedy School of Government at Harvard



No. NME ADDRESS UNITS SUBARKET 1 110 S Central St 110 S Central St 3 North 3 1118 E Jackson Ave 118 E Jackson Ave 2 North 4 119 S Central St 11 North 5 128 S Gay St 128 S Gay St 1 North 6 129 S Gay St 133 S Central St 130 North North 9 133 S Gay St 133 S Central St 2 North 10 14 Market Square 14 Market Square 14 Market Square 16 Market Square 2 North 13 27 Market Square 27 Market Sq 1 Central 14 24 Market Square 20 Market Sq 1 Central 16 324 S Gay St 344 S Gay St 1 Central 17 4 Market Square 4 Market Sq 1 Central 16 324 S Gay St 1 Central Central 17 4 Market Square 4 Market Sq 1		Table 1: Downt	own Residential Ur	nits	
2 113 S Central St 113 S Central St 1 North 3 118 E Jackson Ave 128 S Gay St 1 North 5 122 S Gay St 128 S Gay St 1 North 6 129 S Gay St 128 S Gay St 1 North 7 133 S Central St 133 S Central St 2 North 8 133 S Gay St 13 S Central St 2 North 9 137 S Gay St 137 S Gay St 2 North 10 14 Market Square 18 Market Sq 1 Central 12 215 Cumberland Ave 1 South 1 Central 13 27 Market Square 29 Market Sq 1 Central 14 29 Market Square 4 Market Sq 1 Central 16 325 Union Ave 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq 1 Central 19 415 Gay St Apartments 415 SGay St 1 Central <td>No.</td> <td>NAME</td> <td>ADDRESS</td> <td>UNITS</td> <td>SUBMARKET</td>	No.	NAME	ADDRESS	UNITS	SUBMARKET
3 118 E Jackson Ave 21 North 4 119 S Central St 119 S Central St 1 North 6 129 S Gay St 129 S Gay St 1 North 7 133 S Central St 133 S Cay St 1 North 8 133 S Gay St 133 S Gay St 2 North 10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 14 Market Sq 1 Central 12 13 Cromberland Ave 215 Cumberland Ave 1 South 13 27 Market Square 29 Market Sq 1 Central 14 29 Market Square 29 Market Sq 1 Central 15 304 S Gay St 13 Central 13 Central 14 13 Gay St Apartments 411 S Gay St 13 Central 14 13 Gay St Apartments 411 S Gay St 1 Central 15 304 S Gay St 1 South Central	1	110 S Central St	110 S Central St	3	North
4 119 S Central St 119 S Central St 11 North 5 128 S Gay St 11 North 6 129 S Gay St 12 North 8 133 S Central St 133 S Central St 13 North 9 137 S Gay St 137 S Gay St 1 North 10 14 Market Square 14 Market Square 14 Market Square 16 Central 12 215 Cumberland Ave 11 Central South 13 27 Market Square 27 Market Sq 1 Central 14 29 Market Square 29 Market Sq 1 Central 16 325 Union Ave 325 Union Ave 325 Union Ave 13 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 411 S Gay St 1 Central 21 505 W Clinch Ave 1 Central Central 21 505 W Clinch Ave 1 South 22 504 S	2			1	North
5 128 S Gay St 12 North 6 129 S Gay St 1 North 7 133 S Central St 133 S Gay St 1 North 8 133 S Gay St 133 S Gay St 2 North 10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 14 Market Sq 1 Central 12 215 Cumberland Ave 215 Cumberland Ave 1 South 13 27 Market Square 29 Market Sq 3 Central 14 29 Market Square 24 Market Sq 1 Central 15 304 S Gay St 304 S Gay St 13 Central 16 325 Union Ave 304 S Gay St 13 Central 16 325 Union Ave 304 S Gay St 13 Central 17 44 Market Square 4 Market Square 1 Central 16 304 S Union Ave 516 W Jackson Ave 1 Central 17 15 Gay St Bautiments </td <td>-</td> <td></td> <td></td> <td></td> <td></td>	-				
6 129 S Gay St 1 North 7 133 S Central St 133 S Gay St 133 S Gay St 1 North 9 137 S Gay St 133 S Gay St 1 North 9 137 S Gay St 133 S Gay St 1 North 10 14 Market Square 14 Market Square 18 Market Sq 1 Central 11 18 Market Square 27 Market Square 29 Market Sq 1 Central 12 215 Cumberland Ave 1 Central South 1 Central 13 27 Market Square 29 Market Sq 1 Central Central 14 28 Market Square 4 Market Sq 10 Central Central 14 4 Market Square 30 W Clinch Ave 1 Central Central 15 304 S Clinch Ave 503 W Clinch Ave 1 Central 20 503 W Clinch Ave 1 Central Central 21 504 W Clinch Ave 1 South 1 <td></td> <td></td> <td></td> <td></td> <td></td>					
7 133 S Central St 133 S Gay St 1 North 9 137 S Gay St 137 S Gay St 1 North 10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 18 Market Sq 1 Central 12 215 Cumberland Ave 215 Cumberland Ave 1 South 13 27 Market Square 29 Market Sq 3 Central 14 29 Market Square 29 Market Sq 3 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 325 Union Ave 1 Central 19 415 Gay St Apartments 411 S Gay St 1 Central 20 503 W Clinch Ave 505 W Clinch Ave 1 Central 21 506 W Clinch Ave 505 W Clinch Ave 1 South 22 516 W Jackson Ave 505 W Clinch Ave 1 South 23 714 Gay St Building 714 S Gay St 2 Ce	-				
8 133 S Gay St 133 S Gay St 1 North 10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 18 Market Sq 10 Central 12 215 Cumberland Ave 11 S Cumberland Ave 1 South 13 27 Market Square 29 Market Sq 1 Central 14 29 Market Square 29 Market Sq 1 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 415 S Gay St 1 Central 20 503 W Clinch Ave Apartment 503 W Clinch Ave 1 Central 21 504 W Jackson Ave 516 W Jackson Ave 1 North 23 516 W Jackson Ave 516 W Jackson Ave 1 North 23 Farenos Condos 122 S Gay St 2	-				
9 137 S Gay St 2 North 10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 18 Market Sq 10 Central 12 215 Cumberland Ave 215 Cumberland Ave 1 South 13 27 Market Square 29 Market Sq 3 Central 14 29 Market Square 29 Market Sq 3 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 325 Union Ave 1 Central 19 415 Gay St Apartments 411 S Gay St 1 Central 10 503 W Clinch Ave Apartment 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 1 South 2 Central 21 504 Wclinch Ave 505 W Clinch Ave 1 North 22 164 Warkst Square 9 Market Sq 2 Central 21 504 Wclinch Ave 505 W Clinch Ave 1 South					
10 14 Market Square 14 Market Sq 1 Central 11 18 Market Square 18 Market Sq 10 Central 12 215 Cumberland Ave 1 South South 13 27 Market Square 29 Market Sq 1 Central 14 29 Market Square 29 Market Sq 1 Central 15 304 S Gay St 1 Central 16 325 Union Ave 1 Central 18 411 Gay St Apartments 415 S Gay St 1 Central 10 Central 20 503 W Clinch Ave Apartment 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 516 W Jackson Ave 1 Central 23 516 W Jackson Ave 516 W Jackson Ave 1 Central 24 9 Market Square 9 Market Sq 2 Central 24 9 Market Square 9 Market Sq 2 Central 25 Burwell Building 114 S Gay St 2 Central <tr< td=""><td>-</td><td></td><td></td><td></td><td></td></tr<>	-				
11 18 Market Square 18 Market Sq 10 Central 12 215 Cumberland Ave 21 Sumberland Ave 1 South 13 27 Market Square 29 Market Sq 3 Central 14 29 Market Square 29 Market Sq 3 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 411 S Gay St 13 Central 20 503 W Clinch Ave 505 W Clinch Ave 1 Central 21 516 W Jackson Ave 516 W Jackson Ave 1 North 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 2 Central 24 9 Market Square 9 Market Sq 2 Central 25 Burwel Building 604 Say St 2	-	,			
13 27 Market Square 27 Market Sq 1 Central 14 29 Market Square 29 Market Sq 3 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 411S Gay St 11 Central 19 415 Gay St Apartments 503 W Clinch Ave 1 Central 21 516 W Jackson Ave 516 W Jackson Ave 1 North 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 14 W Jackson Ave 516 W Jackson Ave 1 North 23 14 W Jackson Ave 505 W Clinch Ave 10 South 24 9 Market Square 9 Market Sq 2 Central 25 Burwel Building 714 S Gay St 2 Central 26 Carbon Factory Lofts 102 S Gay St 2				10	
14 29 Market Square 29 Market Sq 3 Central 15 304 S Gay St 304 S Gay St 1 Central 16 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 411 S Gay St 13 Central 18 411 Gay St Apartments 411 S Gay St 1 Central 20 503 W Clinch Ave Apartment 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 516 W Jackson Ave 1 Central 21 505 W Clinch Ave 1 South 1 South 22 516 W Jackson Ave 516 W Jackson Ave 1 South 23 714 Gay St Building 602 S Gay St 2 Central 24 B Market Square 9 Market Sq 2 Central 25 Durwell Building 602 S Gay St 2 Central 26 Cable Piano Condos 113 S Central St 3	12	215 Cumberland Ave		1	South
15 304 S Gay St 11 Central 16 325 Union Ave 12 Central 17 4 Market Square 4 Market Sq 10 Central 18 411 Gay St Apartments 411 S Gay St 13 Central 20 503 W Clinch Ave Apartments 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 505 W Clinch Ave 1 Central 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 20 South 24 9 Market Square 9 Market Sq 20 South 26 Cable Pianc Condos 422 S Gay St 20 South 26 Carson 713 S Central St 3 South 27 Candy Factory Lords 1060 Worldrs Fair Park Dr 47 Central 28 Carson 713 S Central St 3 South 30 Century Building 414 S Gay St 2 Central 3	13			1	Central
16 325 Union Ave 325 Union Ave 1 Central 17 4 Market Square 4 Market Sq. 10 Central 18 411 Gay St Apartments 411 S Gay St 13 Central 19 415 Gay St Apartments 411 S Gay St 13 Central 20 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 1 Central 21 503 W Standard 505 W Clinch Ave 1 North 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Stalliding 714 S Gay St 20 South 24 9 Market Square 9 Market Sq 2 Central 25 Burwell Building 602 S Gay St 20 South 26 Cartor 713 S Central St 2 Central 21 Cherokee Building 400 W O'Lurch Ave 10 South 22 Central 13 South 13 Commerce Lofts 122 S Gay St				-	
17 4 Market Sq. 10 Central 18 411 Gay St Apartments 411 S Gay St 13 Central 19 415 Gay St Apartments 415 S Gay St 1 Central 20 503 W Clinch Ave Apartments 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 506 W Clinch Ave 1 Central 21 506 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 20 South 24 9 Market Square 9 Market Sq 20 South 26 Cable Planc Condos 422 S Gay St 20 South 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 2 North 30 Central Coudt Condos 111 S Central St 2 North 31 Cherokee Building 440 W Church Ave 10 South 32 Commerce Lofts 122 S Gay St 11 North 33 Count Condos 535 Locust St 16 </td <td></td> <td></td> <td></td> <td>-</td> <td></td>				-	
18 411 Gay St Apartments 411 S Gay St 13 Central 19 415 Gay St Apartments 415 S Gay St 1 Central 20 503 W Clinch Ave 503 W Clinch Ave 1 Central 21 516 W Jackson Ave 516 W Jackson Ave 1 Central 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 20 South 26 Darwell Building 602 S Gay St 20 South 26 Carson 713 S Central St 2 Central 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 2 North 30 Central Court Condos 111 S Central St 2 North 31 Cherokee Building 400 W Church Ave 10 South 33 Commerce Condos 120 S Gay St 11 North 34 Coow Court Condos 535 Locust St					
19 415 Gay St Apartments 415 S Gay St 1 Central 20 503 W Clinch Ave 503 W Clinch Ave 1 Central 21 505 W Clinch Ave 505 W Clinch Ave 1 North 22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 S Gay St Building 714 S Gay St 1 South 26 Cable Piano Condos 422 S Gay St 20 South 26 Cable Piano Condos 111 S Central St 3 South 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 North 30 Century Building 400 W Church Ave 10 South 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Lofts 122 S Gay St 11 North 34 Cook Loft 722 S Gay St					
20 503 W Clinch Ave 505 W Clinch Ave 1 Central 21 505 W Clinch Ave 1 North 23 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 1 South 24 9 Market Square 9 Market Sq 2 Central 25 Burwell Building 602 S Gay St 20 South 26 Carbel Piano Condos 422 S Gay St 20 South 26 Carson 713 S Central St 2 Central 27 Candy Factory Lofts 1060 Words Fair Park Dr 47 Central 28 Carson 713 S Central St 2 North 29 Central Court Condos 111 S Central St 2 North 31 Commerce Lofts 122 S Gay St 11 North 32 Commerce Lofts 122 S Gay St 16 Central 34 Cook Loft 722 S Gay St 11 North 35 Crown Con					
21 505 W Clinch Ave 1 Central 22 516 W Jackson Ave 1 North 23 714 S Gay St Building 714 S Gay St 1 South 24 9 Market Square 9 Market Sq 2 Central 25 Burwell Building 602 S Gay St 20 South 26 Cable Piano Condos 422 S Gay St 2 Central 26 Cable Piano Condos 111 S Central St 3 South 28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 North 30 Century Building 400 W Church Ave 10 South 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Condos 120 S Gay St 11 North 34 Cook Loft 722 S Gay St 11 North 35 Corum Court Condos 707 Market St 5 South 37 Empo					
22 516 W Jackson Ave 516 W Jackson Ave 1 North 23 714 Gay St Building 714 S Gay St 1 South 24 9 Market Square 9 Market Sq 2 Central 25 Burwell Building 602 S Gay St 20 South 26 Cable Piano Condos 422 S Gay St 20 South 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 2 North 30 Century Building 414 S Gay St 2 Central 30 Century Building 400 W Church Ave 10 South 31 Cherkee Building 400 W Church Ave 10 South 32 Commerce Lofts 122 S Gay St 11 North 34 Cook Loft 722 S Gay St 11 North 35 Farmers Tradres Loft 111 S Gay St 11				-	
23 714 Gay St Building 714 S Gay St 1 South 24 9 Market Sq 2 Central 25 Burwell Building 602 S Gay St 20 South 26 Carbel Piano Condos 422 S Gay St 2 Central 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 North 30 Centroy Building 314 S Gay St 2 Central 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Condos 120 S Gay St 1 North 33 Commerce Lofts 122 S Gay St 1 South 34 Cook Loft 722 S Gay St 1 South 35 Crown Court Condos 535 Locust St 16 Central 36 Cunningham Condos 707 Market St 5 South 37 Emporium 112 S Gay St 10 North					
249 Market Square9 Market Sq2Central25Burwell Building602 S Gay St20South26Cable Piano Condos422 S Gay St2Central27Candy Factory Lofts1060 Worlds Fair Park Dr47Central28Carson713 S Central St3South29Central Court Condos111 S Central St2North30Century Building314 S Gay St2Central31Cherokee Building400 W Church Ave10South32Commerce Condos120 S Gay St11North33Commerce Condos120 S Gay St1South34Cook Loft722 S Gay St1South35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St1North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North41Glencoe615 State St5South42Hanna Properties113 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44HobisnJackson Atleir Building130 W Jackson Ave16North43Jackson Marehouse Condos129 W Jackson Ave16North44Habris Building130 W Jackson Ave <td></td> <td></td> <td></td> <td></td> <td></td>					
25 Burwell Building 602 S Gay St 20 South 26 Cable Piano Condos 422 S Gay St 2 Central 27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 Central 30 Centruy Building 314 S Gay St 2 Central 30 Centruy Building 400 W Church Ave 10 South 31 Commerce Condos 120 S Gay St 11 North 32 Commerce Lofts 122 S Gay St 1 South 34 Cook Loft 722 S Gay St 1 North 35 Crown Court Condos 53 Locust St 16 Central 36 Cunningham Condos 707 Market St 5 South 37 Emporium 112 S Gay St 1 North 38 Fires Teat Lofts 402 S Gay St 13 Central <td></td> <td>9 Market Square</td> <td></td> <td>2</td> <td></td>		9 Market Square		2	
27 Candy Factory Lofts 1060 Worlds Fair Park Dr 47 Central 28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 North 30 Century Building 314 S Gay St 2 Central 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Condos 120 S Gay St 11 North 32 Commerce Lofts 122 S Gay St 1 South 34 Cook Loft 722 S Gay St 1 South 35 Crown Court Condos 535 Locust St 16 Central 36 Cunningham Condos 707 Market St 5 South 37 Emporium 112 S Gay St 40 North 38 Fire Street Lofts 420 S Gay St 13 Central 40 Gallery Lofts 402 S Gay St 1 North 43 Hewgley Park Building 105 W Jackson Ave 11 Nor	25	Burwell Building		20	South
28 Carson 713 S Central St 3 South 29 Central Court Condos 111 S Central St 2 North 30 Century Building 314 S Gay St 2 Central 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Condos 120 S Gay St 11 North 33 Commerce Lofts 122 S Gay St 19 North 34 Cook Loft 722 S Gay St 1 South 35 Crown Court Condos 535 Locust St 16 Central 36 Cunningham Condos 707 Market St 5 South 37 Emporium 112 S Gay St 40 North 38 Farmers Traders Loft 141 S Gay St 1 North 39 Fire Street Lofts 402 S Gay St 13 Central 40 Galleny Lofts 402 S Gay St 13 North 41 Glencoe 615 State St 5 South 41 Hana Properties 131 S Central St 1 North <t< td=""><td></td><td></td><td></td><td>2</td><td></td></t<>				2	
29Central Court Condos111 S Central St2North30Century Building314 S Gay St2Central31Cherokee Building400 W Church Ave10South32Commerce Condos120 S Gay St11North33Commerce Lofts122 S Gay St19North34Cook Loft722 S Gay St16Central35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building130 W Jackson Ave14North46Jackson Atelier Building130 W Jackson Ave14North47Jackson Narehouse Condos129 W Jackson Ave44North48Jackson Warehouse Condos129 W Jackson Ave44North51Keystone Place200 W Church Ave5South54Keystone Place200 W Church Ave5 <td< td=""><td></td><td></td><td></td><td></td><td></td></td<>					
30 Century Building 314 S Gay St 2 Central 31 Cherokee Building 400 W Church Ave 10 South 32 Commerce Condos 120 S Gay St 11 North 32 Commerce Lofts 122 S Gay St 19 North 34 Cook Loft 722 S Gay St 1 South 35 Crown Court Condos 535 Locust St 16 Central 36 Cunningham Condos 707 Market St 5 South 37 Emporium 112 S Gay St 40 North 38 Farmers Traders Loft 141 S Gay St 1 North 39 Fire Street Lofts 200 W Jackson Ave 36 North 40 Galleny Lofts 402 S Gay St 13 Central 41 Glencoe 615 State St 5 South 42 Hanna Properties 131 S Central St 1 North 43 Hewgley Park Building 105 W Jackson Ave 11 North 44 Holston 531 S Gay St 43 Central <td>-</td> <td></td> <td></td> <td></td> <td></td>	-				
31Cherokee Building400 W Church Ave10South32Commerce Condos120 S Gay St11North33Commerce Lofts122 S Gay St19North34Cook Loft722 S Gay St1South35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave11North47Jackson Atelier Building130 W Jackson Ave14Central48Jackson Warehouse Condos129 W Jackson Ave44North49JFG Flats200 W Jackson Ave14Central50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave5South52Keystone Place209 W Church Ave5South </td <td></td> <td></td> <td></td> <td></td> <td></td>					
32Commerce Condos120 S Gay St11North33Commerce Lofts122 S Gay St19North34Cook Loft722 S Gay St1South35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave11North47Jackson Loft Apartments121 W Jackson Ave14North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave14Central50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central <td></td> <td></td> <td></td> <td></td> <td></td>					
33Commerce Lofts122 S Gay St19North34Cook Loft722 S Gay St1South35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Atelier Building130 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave4North50Keller Lofts106 W Summit Hill Dr4Central51Kings Row Condos100 W Summit Hill Dr8Central52Keystone Place209 W Church Ave5South53Kings Row Condos508 Union Ave38Central54Lerner Lofts101 W Summit Hill Dr8Central55Mill Agents Lofts121 S Gay St18				-	
34Cook Loft722 S Gay St1South35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Atelier Building130 W Jackson Ave16North48Jackson Atelier Building130 W Jackson Ave11North49JFG Flats200 W Jackson Ave14Central50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave54North53Kings Row Condos100 W Summit Hill Dr8Central54Lenrer Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central </td <td>-</td> <td></td> <td></td> <td></td> <td></td>	-				
35Crown Court Condos535 Locust St16Central36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Cay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave11North48Jackson Warehouse Condos129 W Jackson Ave54North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38C					
36Cunningham Condos707 Market St5South37Emporium112 S Gay St40North38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building130 W Jackson Ave16North46Jackson Atelier Building130 W Jackson Ave4North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave14Central50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave15South52Kings Row Condos100 W Summit Hill Dr8Central53Mill Agents Lofts121 S Gay St15Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St15Central	-				
38Farmers Traders Loft141 S Gay St1North39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave11North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave11North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnu				5	South
39Fire Street Lofts220 W Jackson Ave36North40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Atelier Building120 W Jackson Ave11North48Jackson Marehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave11North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos550 Riverfront Way31South61Riverside Condos550 R	37			40	North
40Gallery Lofts402 S Gay St13Central41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave4North49JFG Flats200 W Jackson Ave14Central50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfro			141 S Gay St	1	North
41Glencoe615 State St5South42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverside Condos550 Riverfront Way31South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine					
42Hanna Properties131 S Central St1North43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverhouse Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court41					
43Hewgley Park Building105 W Jackson Ave11North44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Ga				-	
44Holston531 S Gay St43Central45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave4North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos510 Riverfront Way31South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market Sq <td></td> <td></td> <td></td> <td></td> <td></td>					
45Hubris Building113 S Gay St5North46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos550 Riverfront Way31South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market Sq7South66Summit Towers Apartments2		<u> </u>			
46Jackson Atelier Building130 W Jackson Ave16North47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos550 Riverfront Way31South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square					
47Jackson Loft Apartments121 W Jackson Ave4North48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave2South63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market Sq2Central66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos					
48Jackson Warehouse Condos129 W Jackson Ave11North49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos550 Riverfront Way31South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St7South65Stuart Condos709 Market Sq2Central66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay					
49JFG Flats200 W Jackson Ave54North50Keller Lofts106 W Summit Hill Dr4Central51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr<				11	
51Kendrick Place604 Union Ave14Central52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central				54	
52Keystone Place209 W Church Ave5South53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
53Kings Row Condos100 W Summit Hill Dr8Central54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
54Lerner Lofts401 S Gay St15Central55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
55Mill Agents Lofts121 S Gay St3North56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
56Pembroke Condos508 Union Ave38Central57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
57Phoenix418 S Gay St18Central58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
58Promontory Point Condos850 Volunteer Landing20South59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
59Residences at Market Square440 Walnut St24Central60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
60Riverhouse Condos614 W Hill Ave16South61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central			440 Walnut St		
61Riverside Condos550 Riverfront Way31South62Ryans Row415 W Vine Ave9North63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
63Sandstone Court414 Clinch Ave2South64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central				31	
64Sterchi Lofts116 S Gay St100North65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
65Stuart Condos709 Market St7South66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
66Summit Towers Apartments201 Locust St278North67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
67Watsons Market Square Condos15 Market Sq2Central68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
68Westmoreland Condos135 S Central St3North69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
69Whist Court319 Gay St6Central70Willingham Garrets102 W Summit Hill Dr8Central					
70 Willingham Garrets 102 W Summit Hill Dr 8 Central					
		TOTAL		1,051	



EXISTING INVENTORY

Downtown Knoxville, as defined in this report, is located within the boundaries of Central Street to the east, Neyland Drive to the south, Henley Street to the west, and Jackson Avenue to the north. Also included are Candy Factory Lofts, Promontory Point Condos, and Riverside Condos all of which are adjacent to the main study area. The downtown study area includes 419 parcels, totaling 136.4 acres, and 1,051 residential units, for an average density of 7.7 units per acre.

The Gay Street corridor has the greatest number of residential dwelling units with 320, while Jackson Avenue is second with 135. These two streets accounted for 43 percent or the largest portion of residential living downtown.

Among individual properties, Summit Towers Apartments, a senior independent living facility that rents exclusively to the elderly (62 and over) and disabled, recorded the largest number of units, 278. When these units were removed from the downtown study area, the average density dropped to 5.6 units per acre.



DOWNTOWN SUBMARKETS

Downtown can be divided into three submarkets for closer examination: North, Central, and South.





The North submarket is comprised of 619 units, or 59 percent of downtown's total inventory. This submarket recorded the greatest density at 15.4 units per acre, (or 8.5 units when Summit Towers Apartments was removed). Along with Summit Towers, Sterchi Lofts on Gay Street was the North area's second largest residential development with 100 units.



Central accounted for 305 units, or 29 percent of the downtown total. The number of residential units per acre was 7.8. Candy Factory Lofts on Worlds Fair Park Drive and The Holston on Gay Street are the largest developments with 47 and 43 units, respectively.



South recorded 127 units, or 12 percent of the downtown total. This submarket registered the lowest density at 2.2 units per acre. Riverside Condos on Riverfront Way is the largest development (31 units).



ANNUAL ADDITIONS

The downtown residential market experienced dramatic growth in the past nine years. In 2000, there was approximately 535 residential unit's downtown. The number grew to 1,051 units by 2008, a 96 percent increase. Three of the largest developments during this period were Sterchi Lofts (100 units in 2002), JFG Flats on Jackson Avenue (53 units in 2008), and Candy Factory Lofts (47 units in 2006).

At the submarket level, North added 278 dwelling units, a 54 percent share of all new additions. In 2000, there were 341 units and in 2008 the number grew to 619, an 82 percent increase.

Central accounted for 197 new units, a 38 percent share of all new dwellings. In 2000, this submarket registered 108 units and increased 182 percent to 305 units in 2008.

South notched the remaining 41 new units, an eight percent share of all new additions. This submarket grew from 86 units in 2000 to 127 in 2008, a 48 percent increase.

Table 2: Downtown Residential Development, 2000 - 2008				
YEAR	NAME	UNITS	SUBMARKET	
2000	9 Market Square	1	Central	
2001	27 Market Square	1	Central	
2002	14 Market Square	1	Central	
	Emporium	40	North	
	Phoenix	10	Central	
	Sterchi Lofts	100	North	
2003	18 Market Square	10	Central	
	516 Jackson Ave	1	North	
2004	29 Market Square	3	Central	
	Commerce Condos	1	North	
	Cook Loft	1	South	
	Keystone Place	5	North	
	Lerner Lofts	15	Central	
2005	Crown Court Condos	16	Central	
	Fire Street Lofts	36	North	
	Phoenix	8	Central	
2006	Burwell Building	20	South	
	Candy Factory Lofts	47	Central	
	Carson	3	South	
	Cherokee Building	10	South	
	Gallery Lofts	13	Central	
	Jackson Atelier Building	10	North	
	Keller Lofts	4	Central	
	Residences at Market Square	24	Central	
	Sandstone Court	2	South	
2007	Holston	43	Central	
	Jackson Warehouse Condos	11	North	
2008	129 S Gay St	1	North	
	415 S Gay St	1 19	Central	
	Commerce Lofts		North	
	Glencoe	5	South	
	JFG Flats	54	North	
TOTAL		516		



The Holston 531 S. Gay Street

Candy Factory Lofts 1060 Worlds Fair Park Drive



Source: Knoxville/Knox County MPC Building Permit Database

CONSTRUCTION AND RENOVATION INVESTMENT

As residential construction grew, so did dollar amounts being spent. Since 2000, over \$80 million was invested in residential construction and renovation in downtown Knoxville, with an annual average of \$8,896,468. The largest amount was recorded in 2002, a \$23.8 million investment, or 30 percent of the total. Three of the larger projects that year were Sterchi Lofts (100 units), The Emporium (40 units), and The Phoenix (10 units), all on Gay Street.



Sterchi Lofts • 116 S. Gay Street

RESIDENTIAL SALES

The average residential sale price in downtown Knoxville began climbing in 2003 and aside from a dip in 2005 rose to \$338,682 in 2008. In comparison, the number of units sold picked up in 2004 and rose dramatically during 2006 to 2008. This three year period of increased sale prices and units being sold was driven by a demand for upscale residential living downtown.



Figure 1: Downtown Residential Sales, 2000 - 2008

When compared to average condo sale prices in the Knoxville Metro area, downtown increased much more sharply. Since 2000, metro area sales grew 50 percent to an average of \$162,100 in 2008, while downtown Knoxville increased 232 percent to \$338,682 in 2008. The lowest average sale price in downtown was \$100,083 in 2002. The highest average was reported in 2008.

Table 3: Downtown Residential Investment 2000 - 2008				
Year	Investment			
2000	\$200,000			
2001	\$140,000			
2002	\$23,765,000			
2003	\$135,000			
2004	\$1,685,000			
2005	\$8,200,001			
2006	\$16,908,210			
2007	\$18,000,001			
2008	\$11,035,000			
TOTAL	\$80,068,212			









Table 5: Downtown Rental Market Rates				
UNIT	DOWNTOWN	KNOX COUNTY		
Studio	\$500 - \$600	\$465		
1 bedroom, 1 bath	\$675 - \$1,250	\$574		
2 bedroom, 1 bath	\$895 - \$1,395	\$602		
2 bedroom, 2 bath	\$995 - \$1,595	\$764		
3 bedroom, 2 bath	\$1,400 - \$1,800	\$912		
4 bedroom	\$2,000 +	N/A		

Source: The downtown rate shows a range for each unit compiled from multiple properties and sources. The Knox County rate is reported in the Apartment Association of Greater Knoxville, Quarterly Market Analysis.

SQUARE FOOTAGE PRICES

Sale prices per square foot increased greatly in the past nine years, up from \$71.96 in 2000 to \$225.69 in 2008. The nine year average was \$130.43 per square foot. The highest price per square foot was seen in 2008, while 2002 registered the lowest, with \$61.24 per square foot.

Table 4: Downtown Residential Sales (Price per Square Foot)			
\$71.96			
\$89.28			
\$61.24			
\$117.93			
\$97.68			
\$139.78			
\$172.66			
\$197.69			
\$225.69			

Source: Knoxville Area Association of Realtors

RENTAL MARKET

Although the number of residential units downtown nearly doubled since 2000, few are designated strictly as rental. The Sterchi Lofts, JFG Flats, and The Emporium are the largest developments marketed solely for rent. These three developments accounted for the largest portion (194 units) of the downtown rental market.

Compared to Knox County, downtown Knoxville consistently garnered higher asking rates for all rental unit types.



DOWNTOWN RESIDENTIAL PIPELINE

There are 180 residential units either under construction or proposed in downtown Knoxville. The Elliot building on West Church Avenue is expected to add seven condo units before 2009 ends, while spring of 2010 should add 26 new condos with the completion of the Crimson Building on Gay Street and the Southeastern Glass Building on Broadway.

In the rental market, the Daylight Building on Union Avenue and Farragut Building on Gay Street are scheduled to provide 117 additional apartment units downtown.



Farragut Building Apartments 530 S. Gay Street

Table 6: Downtown Residential Projects						
NAME	ADDRESS	UNITS	CONDO/RENTAL	STATUS	EXPECTED COMPLETION	
131 S Gay St	131 S Gay St	1	Condo	Under Construction	Summer 2010	
26 Market Square	26 Market Sq	2	Condo	Proposed		
Cable Piano Condos	422 S Gay St	1	Condo	Proposed		
Crimson Building	302 S Gay St	11	Condo	Under Construction	Spring 2010	
Daylight Building Apartments	501 Union Ave	46	Rental	Under Construction	Summer 2010	
Elliot	207 W Church Ave	7	Condo	Under Construction	Fall 2009	
Farragut Building Apartments	530 S Gay St	71	Rental	Proposed		
Metropolitan Plaza	Henley St	24	Condo	Proposed		
Southeastern Glass Building	100 N Broadway	15	Condo	Under Construction	Spring 2010	
Ziegler Building	9 Market Sq	2	Condo	Proposed		
TOTAL		180				



Crimson Building 302 S. Gay Street

Southeastern Glass Building 100 N. Broadway

Additional Information Available from MPC

If you would like additional information on Knoxville or Knox County, the Metropolitan Planning Commission assembles and maintains a collection of data products like technical reports, property market studies, development activity reports, and numerous other publications relating to Knoxville, Knox County, and the five-county metropolitan area. Visit the web site (www. knoxmpc.org) or contact the MPC library.