

# Monthly Market Stats

MTH/MTH Comparison: April 2016

## April 2016

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	437	\$433,000	1,684	592	67
Condos	37	\$255,000	92	50	54
<b>Total</b>	<b>474</b>	<b>-</b>	<b>1,776</b>	<b>642</b>	<b>-</b>
Land	16	\$160,000	401	26	138

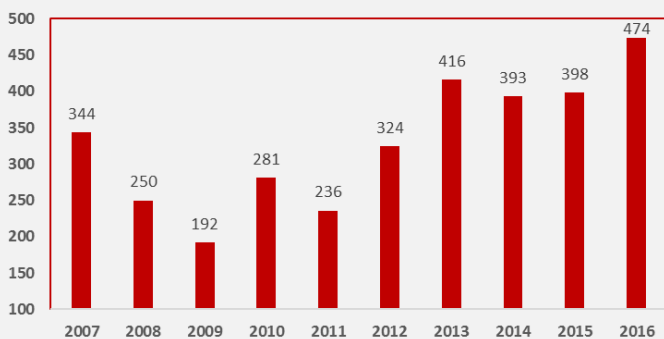
## Quick Facts



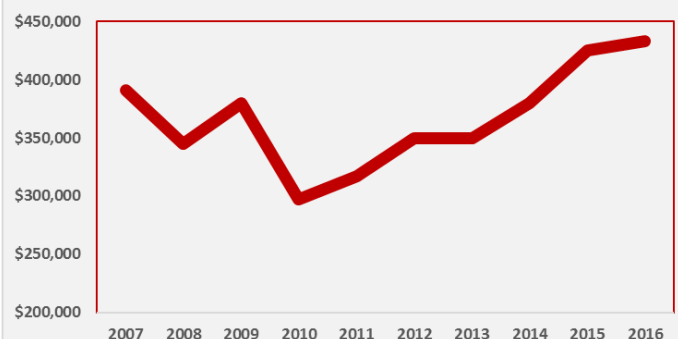
#WCHousingStats

- Home sales in April 2016 rose 19% to 474 single-family residential and condominium closings compared to 398 in April 2015.
- Median sales price for a single-family home was \$433,000 in April 2016, a slight increase of 1.9% from \$425,000 in April 2015.
- Inventory at the end of April 2017 stood at 1,776 residential units, indicating inventory still remains tight with close to four-month supply available.
- Year-to-date closings in Williamson County are 1,527, representing a 13% percent increase over the 1,353 closings for the same period last year.

Historic April Residential Closings



Historic April Median Prices



## April 2015

	Closings	Median	Inventory	Pending	DOM
Res	371	\$425,000	1,684	484	63
Condos	27	\$216,500	90	32	51
<b>Total</b>	<b>398</b>	<b>—</b>	<b>1,774</b>	<b>516</b>	<b>—</b>
Land	34	\$196,000	447	39	226

## April 2014

	Closings	Median	Inventory	Pending	DOM
Res	366	\$380,000	1,745	440	64
Condos	27	\$172,000	85	37	44
<b>Total</b>	<b>393</b>	<b>—</b>	<b>1,830</b>	<b>477</b>	<b>—</b>
Land	34	\$150,000	591	40	157

## SINGLE FAMILY HOMES— WILLIAMSON CO CITIES

	Closed	Median	Inventory	Pending	DOM
Arrington	1	\$185,000	36	9	0
Brentwood	66	\$690,000	337	78	63
College Grove	9	\$498,175	53	5	81
Fairview	14	\$202,750	50	15	103
Franklin	166	\$474,950	704	273	67
Nolensville	53	\$424,000	165	61	42
Spring Hill	73	\$326,591	195	95	68
Thompson's Station	54	\$366,490	164	54	81

## SINGLE FAMILY HOMES IN OTHER COUNTIES

	Closed	Median
Williamson	474	\$433,000
Davidson	881	\$269,900
Rutherford	506	\$212,000
Wilson	217	\$265,000
Maury	137	\$186,500
Sumner	307	\$234,000

## Message from the President

### WILLIAMSON COUNTY HOME SALES SET VOLUME RECORD IN APRIL 2016

Residential home sales in Williamson County increased significantly in April 2016 to set a home sales volume record for the month of April, according to the monthly market report released today by the Williamson County Association of REALTORS® (WCAR). The total number of closed home sales for the month rose 19 percent to 474 compared to 398 in April 2015.

Year-to-date closings in Williamson County are 1,527, representing a 13 percent increase over the 1,353 closings for the same period last year.

"April continued the trend upward in both strong sales and median sales price, which remains in alignment with the growth and interest in Williamson County from both a jobs and development perspective," said David Logan, President of Williamson County Association of REALTORS®. "As we move deeper into the residential selling season, the housing market in Williamson County should continue to gain momentum."

"With the recent announcement of an anticipated \$790 Million investment in the GM plant in Spring Hill and other key corporate growth and relocation news for Williamson County, the economy here will certainly support continued home building and home sales activity. We are fortunate to have the quality of Chamber of Commerce and elected leadership we do. Their efforts continue to make this community attractive to both major corporations and people that make them successful," Logan said.

The median sales price for a single-family home increased slightly by 1.9 percent from the same period last year. In April 2016, the median sales price for a single-family was \$433,000, compared to \$425,000 in 2015.

Total available residential inventory for a single-family home stood at 1,776 units at the end of April indicating inventory in Williamson County remains close to a four-month supply. A six-month supply of inventory is considered to be a balanced market.

"While listings have increased month over month in 2016, closings have also increased. Consequently, we are still facing an unbalanced market which is traditionally favorable for would-be sellers," said Logan. "With median sales prices remaining strong and inventory remaining tight, the market continues to provide sellers with favorable conditions and excellent values for their homes."

David Logan  
2016 WCAR President  
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