

Monthly Market Stats

MTH/MTH Comparison: April 2015

April 2015

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	371	\$425,000	1,684	484	63
Condos	27	\$216,500	90	32	51
Total	398	—	1774	516	—
Land	34	\$196,000	447	39	226

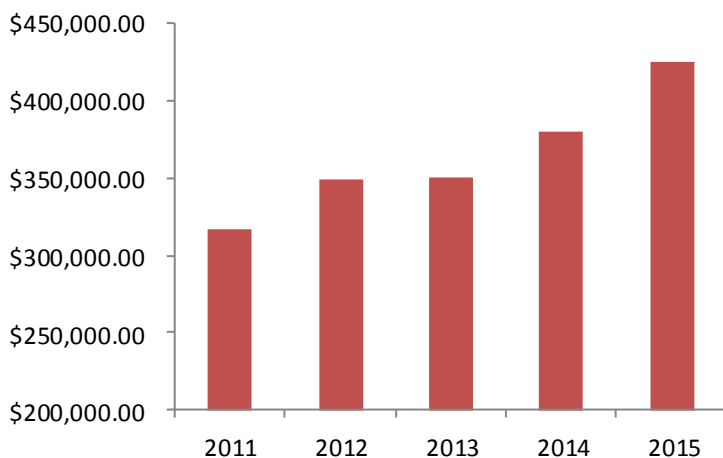
Quick Facts



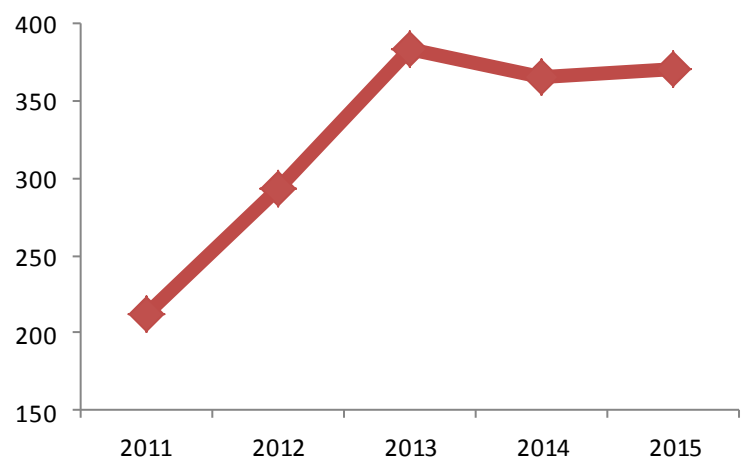
#WCHousingStats

- While April residential closings have remained relatively constant since 2013, median price has continued to climb.
- April 2015 single family residential median price increase of 11.8% (from \$380,000) over last year is the largest increase in past five years.
- Condo and land closings for April identical to last year, but median price rose 26% for condos (from \$172,000) and 31% for land (from \$150,000).

April Median Price



April Residential Closings



April 2014

	Closings	Median	Inventory	Pending	DOM
Res	366	\$380,000	1,745	440	64
Condos	27	\$172,000	85	37	44
Total	383	—	1,830	477	—
Land	34	\$150,000	591	40	157

April 2013

	Closings	Median	Inventory	Pending	DOM
Res	384	\$350,000	1,744	487	73
Condos	32	\$218,750	96	26	67
Total	416	—	1840	513	—
Land	35	\$167,500	725	26	188

SINGLE FAMILY HOMES- CITIES

	Closed	Median	Inventory	Pending	DOM
Brentwood	60	\$558,750	327	61	68
Fairview	9	\$229,990	75	15	79
Franklin	166	\$432,106	726	203	67
Nolensville	22	\$393,094	147	66	55
Spring Hill	50	\$282,200	212	64	59
Thompson's Station	44	\$347,154	175	56	45

SINGLE FAMILY HOMES- REGIONAL

	Closed	Median	Inventory	Pending	DOM
Williamson	371	\$425,000	—	—	—
Davidson	773	\$226,000	—	—	—
Rutherford	421	\$180,000	—	—	—
Wilson	223	\$244,000	—	—	—
Maury	125	\$175,500	—	—	—
Sumner	284	\$212,973	—	—	—

Message from the WCAR President

Now is the time for sellers to get their homes on the market. A year-over-year comparison suggests an increase in inventory and closings in the next several months. However, taking into account current inventory and pending home sales, there is roughly a three-month housing supply available in Williamson County.

Homeowners talking about selling should consider contacting a local REALTOR® to talk through the best strategy for capitalizing on the favorable market conditions. As for buyers, they must prepare to provide clear, quality offers and ensure prior financing is in place. Even seasoned buyers should consider using the services of a REALTOR® to help navigate the competitive, fast-paced market we see today.

Buyers and sellers looking for a REALTOR® should visit the WCAR website and use the "Directory" to search through the list of our members. With nearly 2,000 members in our association, there is a REALTOR® in that list who can help you.

As median prices continue to rise in the midst of this projected increase in inventory and closings, one thing is certain:

Williamson County is a good place to do business and a great place to call home.

Chip Kerr

2015 WCAR President

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