

# Monthly Market Stats

MTH/MTH Comparison: August 2015

## August 2015

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	567	\$415,000	1,763	535	57
Condos	40	\$206,500	96	46	52
<b>Total</b>	<b>607</b>	-	<b>1,859</b>	-	-
Land	27	\$295,000	464	19	178

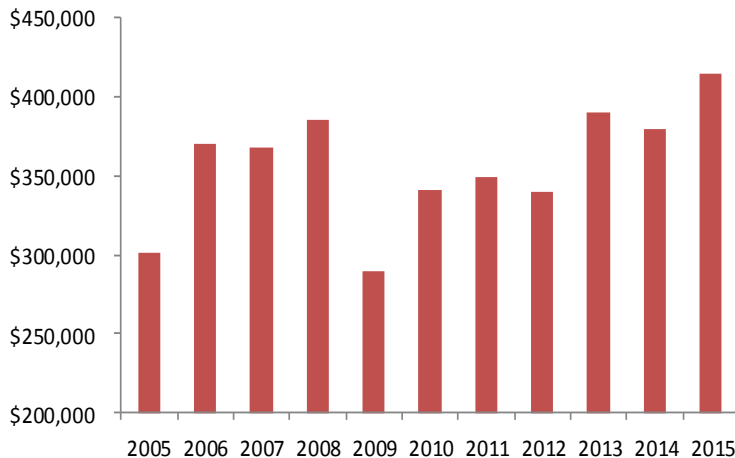
## Quick Facts



#WCHousingStats

- Home sales exceeded 500 closings for fourth straight month.
- The 567 homes sold during the month of August represents an 18.6% increase from last year's mark of 478.
- Fairview's median price rose 40% from \$173,769 to \$243,990.
- Thompson's Station \$339,116 median price is 31% higher than the \$257,900 mark last August.
- Nolensville median price went from \$360,245 in 2014 to \$415,000, a 15% increase.

August Median Price



August Residential Closings



## August 2014

	Closings	Median	Inventory	Pending	DOM
Res	478	\$380,000	1,807	456	57
Condos	31	\$207,000	84	31	56
<b>Total</b>	<b>509</b>	<b>-</b>	<b>1,891</b>	<b>-</b>	<b>-</b>
Land	27	\$200,000	584	26	244

## August 2013

	Closings	Median	Inventory	Pending	DOM
Res	442	\$389,950	1,707	430	61
Condos	41	\$206,925	100	37	60
<b>Total</b>	<b>483</b>	<b>-</b>	<b>1,807</b>	<b>-</b>	<b>-</b>
Land	23	\$179,955	678	31	180

## SINGLE FAMILY HOMES- CITIES

	Closed	Median	Inventory	Pending	DOM
Brentwood	92	\$ 677,500	311	102	56
Fairview	29	\$ 243,990	54	32	64
Franklin	229	\$ 422,000	714	197	57
Nolensville	43	\$ 415,000	163	55	50
Spring Hill	92	\$ 301,750	166	81	55
Thompson's Station	58	\$ 339,116	187	52	42

## SINGLE FAMILY HOMES- REGIONAL

	Closed	Median
Williamson	567	\$415,000
Davidson	988	\$235,000
Rutherford	569	\$195,000
Wilson	285	\$240,000
Maury	162	\$175,000
Sumner	360	\$228,855

## Message from the President

August marked the fourth straight month home sales have exceeded 500 closings in Williamson County. The 567 homes sold in Williamson County during the month of August represents an 18.6% increase from last year's mark of 478, breaking the previous August sales record of 493 homes dating back to 2005.

The market in Williamson County has remained hot even outside of the traditional home buying season. To add some perspective, there were only two months last year where more than 500 homes sold. August represents the fourth straight month in 2015 to exceed 500 home sales.

August's \$415,000 median price is 9% higher than last year's \$380,000 median price point for the same time period. This denotes the ninth straight month that the median price for Williamson County has exceeded \$400,000. Recent investments in Williamson County are paying off for many homeowners. Someone who purchased in Fairview last August could see a net conservative estimate of 20-30% profit on their home even after accounting for closing costs and other fees.

September is the last month for buyers to close on a home before the new Consumer Financial Protection Bureau regulations go into effect October 3, 2015. The regulations will alter the loan origination process and documentation, all of which could delay the closing process. Buyers and sellers should prepare for a 14-day increase in the length of time it takes to close a home loan as the industry adjusts to the changes. Buyers and sellers are encouraged to speak with their REALTORS® and lenders to learn more about the changes and how to minimize delays.

Chip Kerr

2015 WCAR President

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