

# Monthly Market Stats

WILLIAMSON COUNTY  
AT A GLANCE

FEBRUARY 2014

WILLIAMSON COUNTY ASSOCIATION  
OF REALTORS®

FEBRUARY 2014

- ⇒ Franklin tops the charts in the number of single family closings this month, while Brentwood has the highest average price.
- ⇒ Number of closings are up compared to February 2013 and February 2012.
- ⇒ Condominium sales are the highest seen since 2008, days on market continue to decrease, while prices reveal a slight dip.
- ⇒ Inventory is at the lowest level since 2006.

For information regarding this report please contact:

A local Realtor®

OR

Marti Veto at WCAR

[www.wcartn.org](http://www.wcartn.org)

615-771-6845

## Statistics At A Glance

The number of single-family residential closings increased by 4.4% in February 2014 compared to February 2013.

The median sales price for a single-family home was \$359,524 in February of 2013 with a modest increase to \$379,323 in February of 2014. A 5.5% increase over last year.

Days on the market decreased from February 2013 compared to February 2014.

Condo sales are up compared to the same time last year.

Media reports that home prices are on the rise and consumer confidence is growing as we move into spring season.

### February 2014

	Closings	Med. Price	Avg. Price	DOM
Res.	238	379,323	431,158	74
Condo	25	163,900	179,482	76

### February 2013

Res.	228	359,524	422,429	82
Condo.	18	182,500	195,967	83

### February 2012

Res.	189	308,310	367,229	100
Condo	15	185,000	188,907	114

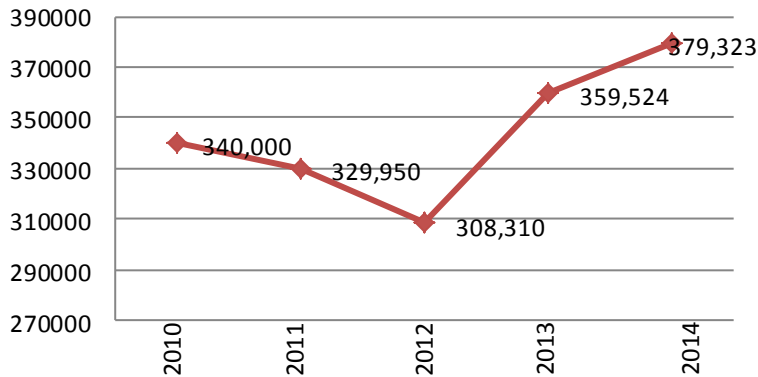
## Communities Quick View

City	Closings	Average Price	Median Price	DOM	Inventory	Pending
Brentwood	40	\$ 695,850	\$ 591,604	64	285	67
Fairview	12	\$ 200,300	\$ 155,500	84	63	15
Franklin	92	\$ 442,861	\$ 404,000	74	640	136
Nolensville	24	\$ 336,682	\$ 312,500	74	120	28
Spring Hill	31	\$ 250,485	\$ 209,900	65	184	57
Thompsons Station	25	\$ 340,559	\$ 309,500	71	140	17

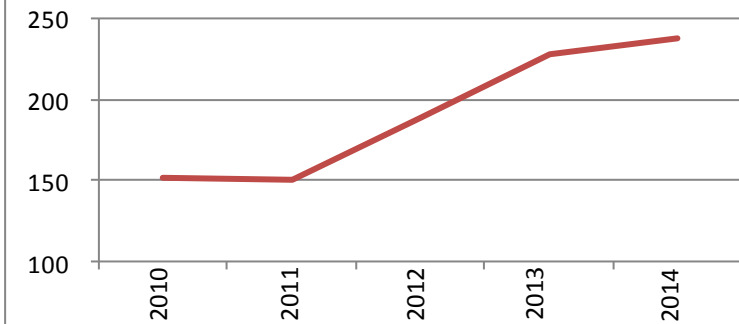
[www.wcartn.org](http://www.wcartn.org)

## Market Snapshot

### Median Residential Sale Price



### Single-Family Residential Closings



Keep up with the latest news from WCAR on [Facebook](#) and [Twitter @wcar\\_tn](#)

Make sure you watch for Monday announcements and news in your inbox!

### Realtors® Oppose Tax Plan to Limit Mortgage Interest Deduction, Real Estate Provisions

WASHINGTON (February 26, 2014) – The following is a statement by National Association of Realtors® President Steve Brown:

“NAR supports reforms that promote economic growth, but we strongly oppose severely altering the rules that govern ownership and investment in real estate. Real estate powers almost one-fifth of the U.S. economy, employs more than 17 million Americans, and contributes a quarter of all federal and state tax revenue and as much as 70 percent of local taxes.

“We are extremely disappointed with several of the provisions contained in U.S. House Ways and Means Chairman Dave Camp’s tax reform draft released today, namely proposed limits on the mortgage interest deduction and capital gains, and the repeal of deductions for state and local property taxes. These proposed changes to the taxation of real estate will impact every single American, either directly or indirectly.

“NAR will carefully analyze the details of the Chairman’s plan so we can best educate Congress and the public about how this plan would impact the owners, consumers, and producers of both residential and commercial real estate.”

For more on this article please visit [www.realtor.org](http://www.realtor.org)



## Across the Nation and Next Door– What does the current market mean to you?

Look at how other local markets are performing compared to Williamson County...

- Williamson County– 238 Residential Closings- \$379,323 Median Price
- Davidson County– 491 Residential Closings- \$237,797 Median Price
- Rutherford County– 303 Residential Closings- \$164,700 Median Price
- Wilson County-105 Residential Closings- \$211,000 Median Price
- Maury County– 77 Residential Closings- \$150,000 Median Price
- Robertson County– 67 Residential Closings- \$154,900 Median Price