

- ⇒ Median price for condos in Williamson County were up 31% over February 2014.
- ⇒ Median price of 20 land closings (not shown here) in Williamson County increased 81% in February 2015 (\$266,404) over 2014 (\$188,000).
- ⇒ The number of single family closings in Spring Hill rose by 9.6% with a 19.6% increase in median price.
- ⇒ Single family closings in Brentwood decreased by 15% while median price increased by 11.6% over 2014.
- ⇒

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Monthly Market Stats

WILLIAMSON COUNTY ASSOCIATION
OF REALTORS®

FEBRUARY 2015

Statistics at a Glance

Total closings in February of 2015 was 255, a decrease of just 3% compared to the 263 closings in February of 2014, in spite of reduced selling time due to harsh weather.

The median sales price for a single-family home was \$402,655 in February of 2015, a 6.2% increase over February 2014.

Inventory is up by 5.6% over last month, an encouraging early sign that the Spring selling season has begun.

FEBRUARY 2015

	Closings	Median Price	Inventory	Pendings	DOM
Res	232	\$402,655	1,546	369	74
Condo	23	\$216,000	83	18	56
Total	255		1,629	387	

FEBRUARY 2014

	Closings	Median Price	Inventory	Pendings	DOM
Res	238	\$379,323	1,477	332	74
Condo	25	\$163,900	86	30	76
Total	263		1,563	362	

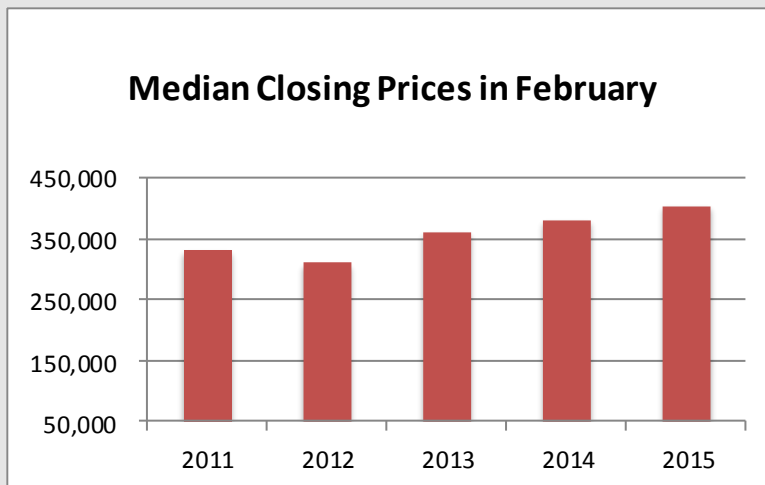
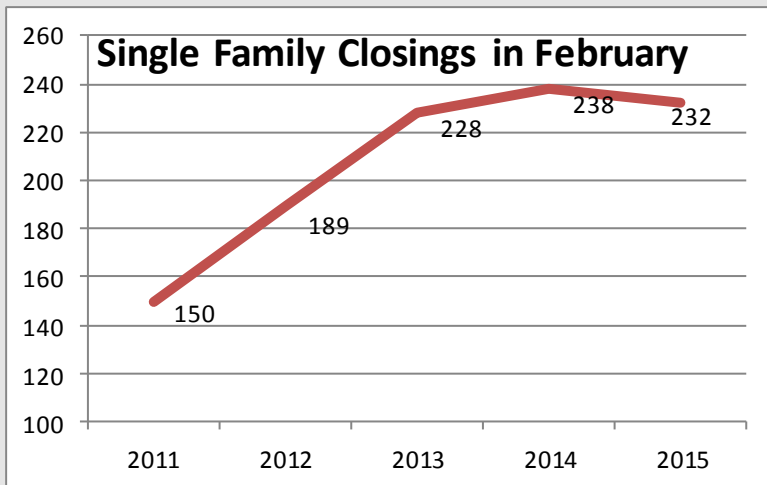
FEBRUARY 2013

	Closings	Median Price	Inventory	Pendings	DOM
Res	228	\$359,524	1,528	338	82
Condo	18	\$182,500	96	30	76
Total	246		1,624	368	

Single Family Homes Communities Quick View

City	Closed	Median	DOM	Inventory	Pending
Brentwood	34	\$ 660,608	89	266	57
Fairview	9	\$ 195,990	89	58	11
Franklin	115	\$ 424,000	67	611	156
Nolensville	16	\$ 376,200	84	133	34
Spring Hill	34	\$ 251,217	56	200	56
Thompsons Station	19	\$ 358,100	80	164	40

Williamson Co. Market Snapshot



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Housing is a locally driven market. Reviewing these data and comparing and contrasting these numbers to those of our contiguous counties, you quickly see the uniqueness of the Williamson County market.

In February of 2015 a month with only 28 days, and some very harsh weather, there were 255 closings. That's 9.1 closings per day! And with closing prices at 98.7% of list price, it seems fair to say our market has made a significant comeback from the Great Recession.

The numbers of transactions are stabilizing, remaining consistent over the past three years. Median closing prices, however, continue to increase.

Single family inventory increased by 5.6% over last month, an encouraging early sign that Spring selling season has begun. Now, perhaps more than ever, it is essential for consumers to arm themselves with the professional counsel of a REALTOR®.

REALTORS® provide guidance on how to prepare a home for market and price it correctly. Equally important is the service Realtors® provide for buyers in negotiating the best transaction for them. These are services no one can get from a syndicated website.

Market understanding is also part of preparing to serve clients. That's why WCAR provides these statistics each month. Take a moment to explore the details of this report.

Take advantage of other services WCAR provides, including education, networking and the upcoming 2015 Conference and Trade Show on March 26th.



Williamson County... it's a good place to call "home".

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

A look at how other area markets are performing compared to Williamson County:

- Williamson County – 232 Single Family Residential Closings - \$402,655 Median Price
- Davidson County – 558 Single Family Residential Closings - \$170,500 Median Price
- Rutherford County – 345 Single Family Residential Closings - \$164,950 Median Price
- Wilson County – 150 Single Family Residential Closings - \$225,000 Median Price
- Maury County – 92 Single Family Residential Closings - \$188,121 Median Price
- Sumner County – 169 Single Family Residential Closings - \$184,900 Median Price