

Monthly Market Stats

MTH/MTH Comparison: February 2017

February 2017

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	298	\$447,868	1,301	402	59
Condos	22	\$250,500	68	31	34
Total	320	-	1,369	433	-
Land	23	\$204,900	410	23	86

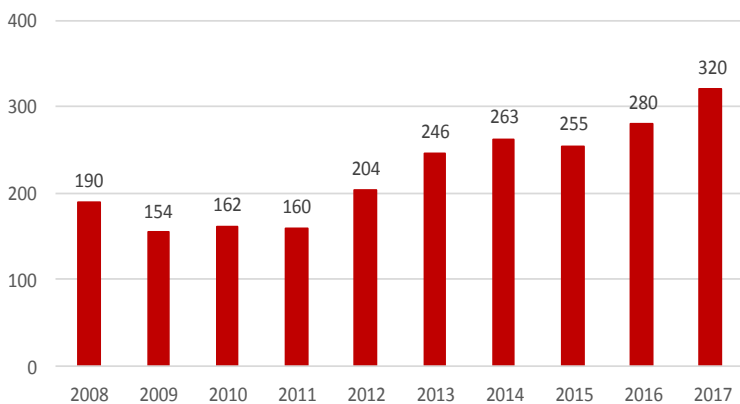
Quick Facts:



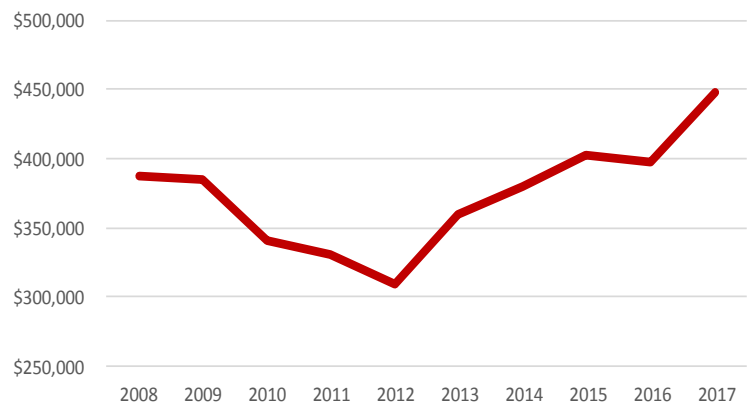
#WCHousingStats

- Williamson County home sales remained robust in February 2017 resulting in all-time monthly highs for total closings, median sales price.
- Total home sales increased 14.3% to 320 for the month compared to 265 in February 2016.
- Median sales price for a single-family home in February 2017 climbed 12.5% to \$447,868 versus \$396,970 for same period last year.
- February marked 12 consecutive months the median sales price for single-family home in Williamson County surpassed \$400,000.
- Inventory at the end of February 2017 stood at 1,369 total residential units, indicating a four-month supply of available homes.
- Compared to the same period last year, total available inventory is down 14.6 percent.
- Year-to-date closings through February 2017 in Williamson County were 652, representing a 7.8 percent increase over the 605 closings for the same period last year.

February Total Home Closings



February Residential Median Sales Prices



February 2016

	Closings	Median	Inventory	Pending	DOM
Res	265	\$396,970	1,536	368	66
Condos	15	\$285,000	67	22	52
Total	280	-	1,603	390	-
Land	20	\$247,450	395	19	105

February 2015

	Closings	Median	Inventory	Pending	DOM
Res	232	\$402,655	1,546	369	74
Condos	23	\$216,000	83	18	56
Total	255	-	1,629	387	-
Land	15	\$240,000	472	19	128

February 2017

SINGLE FAMILY HOMES– WILLIAMSON CO CITIES

	Closed	Median	Inventory	Pending	DOM
Arrington	4	\$ 802,054	28	6	42
Brentwood	44	\$ 759,325	268	59	86
College Grove	10	\$1,021,163	88	7	56
Fairview	22	\$ 293,645	62	18	75
Franklin	129	\$ 486,491	575	198	55
Nolensville	28	\$ 538,720	127	35	37
Spring Hill	42	\$ 342,478	131	52	59
Thompson's Station	18	\$ 372,888	90	24	28

February 2017

SINGLE FAMILY HOMES IN OTHER COUNTIES

	Closed	Median
Williamson	298	\$447,868
Davidson	662	\$260,000
Rutherford	352	\$225,000
Wilson	182	\$272,450
Maury	130	\$225,038
Sumner	259	\$242,575

Message from the President

WILLIAMSON COUNTY HOME SALES

RISE IN FEBRUARY ALONG WITH SPRING-LIKE TEMPERATURES

Total home sales, median sales price break monthly records, while market-ready homes moved at a faster pace

Williamson County home sales remained robust and the median sales price for a single-family home continued at record highs in February 2017, according to the monthly market report released today by the Williamson County Association of REALTORS® (WCAR).

Total home closings in Williamson County in February 2017 climbed to an all-time monthly high of 320, which was an increase of 14.3 percent compared to 265 closings in February 2016.

The median sales price for a single-family home increased 12.5 percent to \$447,868 in February 2017 versus \$396,970 for the same period last year. This February's median sales price set a record high for the month. February also marked 12 consecutive months the median sales price for a single-family home in Williamson County topped \$400,000.

Year-to-date closings through February 2017 in Williamson County were 652, representing a 7.8 percent increase over the 605 closings for the same period last year.

"The spring-selling activity seems to have arrived early in Williamson County as home sales in February outpaced expectations and resulted in another record-breaking month, said Lisa Wurth, President of the Williamson County Association of REALTORS®. "Along with the rising, spring-like temperatures that characterized the last month of winter, our community continued to experience escalating buyer demand that kept Williamson County's real estate market active and healthy."

Total available residential inventory in Williamson County stood at 1,369 units at the end of February indicating a four-month supply of housing in the area. Compared to the same period last year, total available inventory is down 14.6 percent.

"While Williamson County continues to face the same challenge with low inventory as communities nationwide are experiencing, the homes that are market-ready are moving faster than ever. Homes moved off the market in Williamson County at 12 percent quicker rate this February than a year ago," said Wurth.

Lisa Wurth
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