

Monthly Market Stats

MTH/MTH Comparison: January 2016

January 2016

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	306	\$420,372	1,415	310	56
Condos	19	\$192,000	55	17	72
Total	325	-	1,470	327	-
Land	13	\$75,000	391	21	141

Quick Facts



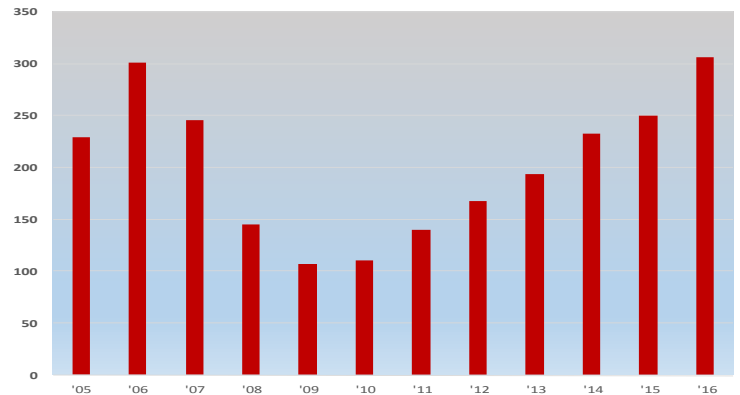
#WCHousingStats

- January 2016 exceeds January 2015 by 18% with 325 single family residential and condominium closings compared to 275
- Median sales price for a single-family home was \$420,372 in January 2016, an increase of 2% from January 2015.
- Inventory in Williamson County is at 4.5-month supply
- Arrington and College Grove are now being reported (see page 2)

History of January Median Prices



History of January Closings



January 2015

	Closings	Median	Inventory	Pending	DOM
Res	250	\$412,090	1,463	359	77
Condos	25	\$297,000	65	20	63
Total	275	-	1,528	379	-
Land	25	\$198,000	478	28	108

January 2014

	Closings	Median	Inventory	Pending	DOM
Res	232	\$409,242	1,378	303	67
Condos	19	\$164,000	72	25	58
Total	251	-	1,450	328	-
Land	21	\$135,000	568	27	204

SINGLE FAMILY HOMES— WILLIAMSON CO CITIES

	Closed	Median	Inventory	Pending	DOM
Arrington	6	\$684,900	27	4	85
Brentwood	58	\$674,250	241	55	66
College Grove	6	\$504,586	53	5	73
Fairview	11	\$320,135	49	13	87
Franklin	102	\$435,250	664	109	54
Nolensville	28	\$426,898	132	33	47
Spring Hill	41	\$311,500	167	45	56
Thompson's Station	49	\$375,965	160	43	38

SINGLE FAMILY HOMES IN OTHER COUNTIES

	Closed	Median
Williamson	306	\$420,372
Davidson	597	\$211,450
Rutherford	305	\$184,950
Wilson	170	\$269,855
Maury	118	\$190,825
Sumner	177	\$229,733

Message from the President

WILLIAMSON COUNTY HOME SALES RISE IN JANUARY

Market maintains momentum, single-family home price remains stable —

The total number of closed home sales rose 18 percent in January 2016 in Williamson County, Tennessee compared to the same period last year, according to the monthly market report released today by the Williamson County Association of REALTORS®(WCAR).

"The positive momentum Williamson County's real estate market experienced last year continued in the first month of 2016," said David Logan, President of the Board for Williamson County Association of REALTORS®. "Additionally, this marks the county's seventh consecutive January for increased home sales in the first month of the year."

The median sales price for a single-family home remained stable with a 2 percent rise over the same period last year. In January 2016, the median sales price for a single-family home was \$420,372, compared to \$412,090 in 2015. The median sales price for condos in January 2016 was \$192,000 versus \$297,000, a decrease of 35 percent from January 2015.

Total available residential inventory in Williamson County stood at 1,470 units at the end of January indicating a 4.5-month supply of housing in the area. This marks a decrease from the 5.5 months' supply for the same period in 2015, but improved from the 3-month supply from last month.

"Inventory is a key driver in an active market and it appears the housing supply, while the numbers suggest is slightly improved in January, is still on the lower side", said Logan. "Pent up demand from people who would like to move up or down, but haven't found the option that best suits their needs is one contributing factor, along with the continuation of local investors choosing real estate as a smart option for financial investment."

David Logan
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