

Monthly Market Stats

MTH/MTH Comparison: January 2017

January 2017

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	306	\$445,627	1,232	382	54
Condos	26	\$224,421	71	25	47
Total	332	-	1,303	407	-
Land	17	\$224,900	371	16	142

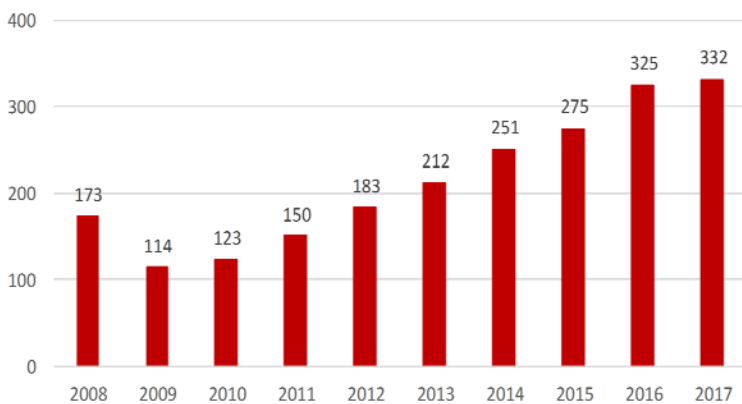
Quick Facts:



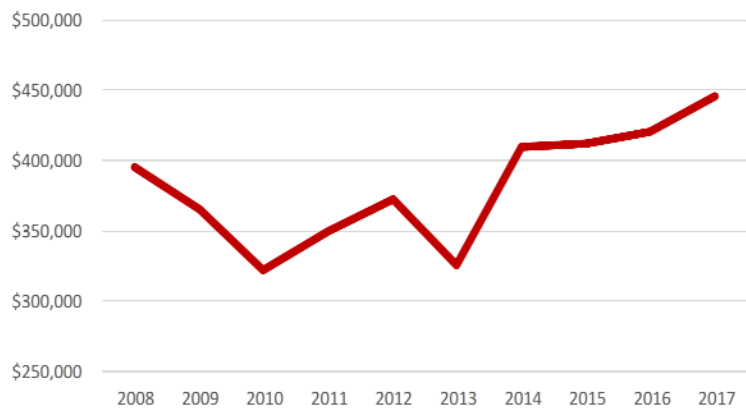
#WCHousingStats

- Williamson County home sales forged ahead in January 2017 resulting in highest total closings, median price on record.
- The total home sales increased 2% to 332 for the month compared to 325 in January 2016.
- Median sales price for a single-family home in January 2017 rose 6% to \$445,627 versus \$420,372 for same period last year.
- Total homes sold and median sales price for a single-family home marked a record high for the month of January.
- January marked the 11th consecutive month the residential median sales price surpassed \$400,000.
- Inventory at the end of January 2017 stood at 1,232 total residential units, indicating a four-month supply of available homes.

January Total Home Closings



January Residential Median Sales Prices



January 2016

	Closings	Median	Inventory	Pending	DOM
Res	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

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 2017

SINGLE FAMILY HOMES- WILLIAMSON CO CITIES

	Closed	Median	Inventory	Pending	DOM
Arrington	8	\$ 632,879	31	3	48
Brentwood	35	\$ 726,730	241	38	85
College Grove	16	\$ 504,816	70	19	65
Fairview	25	\$ 271,942	53	28	49
Franklin	114	\$ 555,583	543	168	58
Nolensville	42	\$ 494,808	107	25	39
Spring Hill	47	\$ 336,325	114	65	39
Thompson's Station	19	\$ 389,973	92	34	49

January 2017

SINGLE FAMILY HOMES IN OTHER COUNTIES

	Closed	Median
Williamson	306	\$445,627
Davidson	641	\$264,900
Rutherford	341	\$222,000
Wilson	157	\$287,416
Maury	137	\$217,000
Sumner	233	\$249,610

Message from the President

WILLIAMSON COUNTY HOME SALES FORGE AHEAD IN JANUARY 2017 WITH HIGHEST CLOSINGS, PRICE ON RECORD

Total home closings in Williamson County forged ahead two percent in January 2017 to the highest number on record in the first month of a year, according to the monthly market report released today by the Williamson County Association of REALTORS®(WCAR). The total number of closed home sales increased to 332 for the month compared to 325 in January 2016.

"The residential real estate market in Williamson County is showing no signs of slowing down as we move into 2017, said Lisa Wurth, President of the Williamson County Association of REALTORS®. "In fact, this month set a new record for January in both number of homes sold and median sales price. While the increase is small it is significant that we are on pace with the best year for home sales in the last decade."

The median sales price for a single-family home in January 2017 increased six percent to \$445,627 from \$420,372 for the same period last year, which was previously the record. January also marked the eleventh consecutive month the median sales price for a single-family home surpassed \$400,000.

"Buyers are continuing to seek out whatever opportunities that become available. The homes that are market ready and priced correctly continue to sell promptly," said Wurth. "The market's positive growth and desirability is due to buyers wanting to experience the area's school systems, safety ratings and overall quality of life."

Total available residential inventory in Williamson County stood at 1,303 units at the end of January indicating a four-month supply of housing in the area.

"Inventory is below what would be termed a balanced market," said Wurth. "Many potential buyers are looking forward to spring when more options are likely to be available."

Lisa Wurth
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