

Monthly Market Stats

YTD and MTD Comparisons

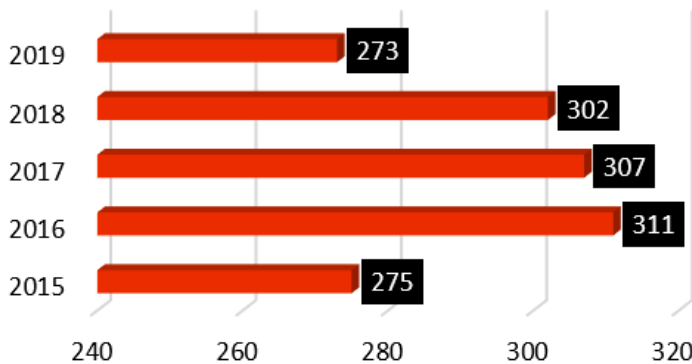
- January 2019 -

	Residential	Condo	Totals	Land
Closings	273	18	291	11
Average Price	\$561,762	\$296,221	-	\$521,773
Median Price	\$495,000	\$283,750	-	\$280,000
Days on Market	41	53	-	59
Active Inventory	1,281	92	1,373	388
Under Contract Inventory	837	58	1,732	79

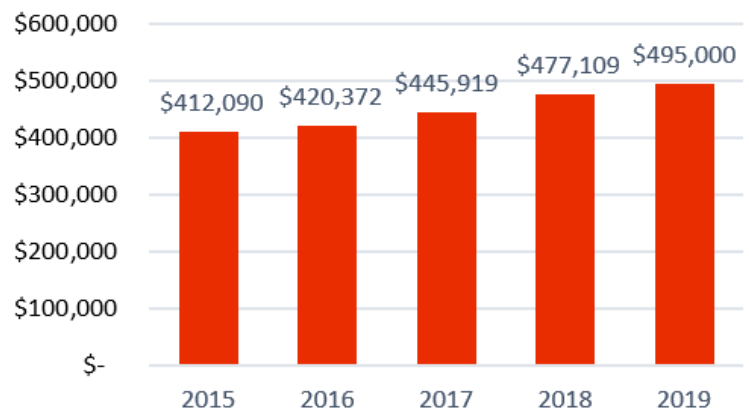
Quick MTD Facts:

- Williamson County residential single-family home average price dropped to \$561,762 from December's average sale price of \$608,259.
- DOM for single-family residential homes increased to 41 from December's DOM of 36.
- January 2019 single-family residential home inventory lowered slightly to 1,281 units. This is a decrease from 1,361 units in December.
- Top three cities for highest median sales are: Arrington (\$855,000), Brentwood (\$676,750), College Grove (\$618,596).

January YTD Closings



January YTD Median Sale Price



January 2018

	Residential	Condo	Land
Closings	271	31	16
Average Price	\$582,297	\$291,649	\$683,551
Median Price	\$477,109	\$285,000	\$285,000
DOM	46	45	98
Active Inventory	1,137	37	365
Under Contract	934	73	86

January 2019

SINGLE FAMILY HOMES- WILLIAMSON CO CITIES

	Closed	Avg.	Median	DOM	Act Inv
Arrington	2	\$ 855,000	\$ 855,000	78	26
Brentwood	38	\$ 791,704	\$ 676,750	41	165
College Grove	9	\$ 548,910	\$ 618,596	19	78
Fairview	12	\$ 284,292	\$ 277,500	28	42
Franklin	121	\$ 589,620	\$ 510,000	36	479
Nolensville	38	\$ 580,710	\$ 526,938	53	217
Spring Hill	39	\$ 357,603	\$ 349,900	58	116
Thompsons Station	13	\$ 436,687	\$ 355,500	24	81

SINGLE FAMILY HOMES IN OTHER COUNTIES

As of 2/12/19	Closed	Average
Davidson	654	\$358,763
Sumner	191	\$339,141
Williamson	271	\$562,151
Wilson	164	\$340,993
Maury	122	\$328,462
Rutherford	339	\$265,915

Special Note- Definitions of Statistics:

* **Closings**-Listed properties that have closed in the month.

* **Averaged Closed Price**-The average price of listed properties that have closed in a month.

* **Median Closed Price**- The median price of listed properties that have closed in a month.

* **Days on Market**- The average number of days from the first date available for showing to the Binding Contract Date (of an offer to purchase) for listed properties within a month.

* **Total Inventory**- All listings, including active and those which are under contract but not closed.

* **Active Inventory**- The total number of listings that are not under contract .

* **Under Contract Inventory**- The total number of listed properties that are under contract and have not closed.

* **New Listing**- Properties listed for sale within the month.

* **New Under Contract*****- Listings that have a Biding Contact Date within the month with the statuses of Under Contract Showing, Under Contract-Not Showing and Closed.

**This statistic is now calculated using Binding Contract Date and previously reported as "New Pending"