

Monthly Market Stats

MTH/MTH Comparison: July 2015

July 2015

	Closings	Median Price	Inventory	Pending	Days on Market
Residential	566	\$415,000	1,799	567	58
Condos	38	\$221,000	94	44	43
Total	603	-	1,893	-	-
Land	22	\$150,000	456	29	211

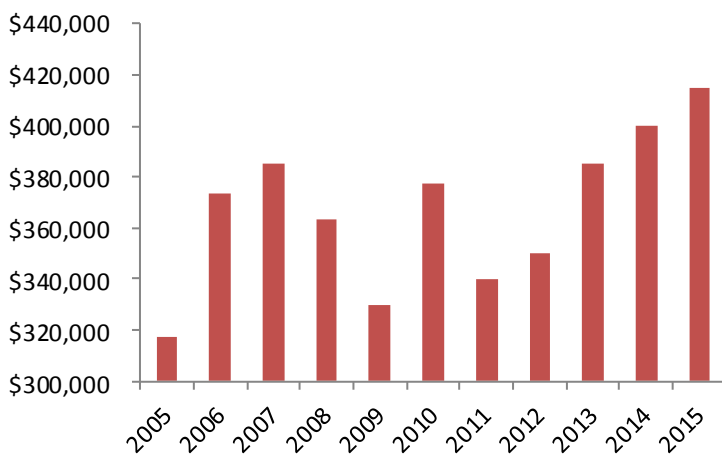
Quick Facts



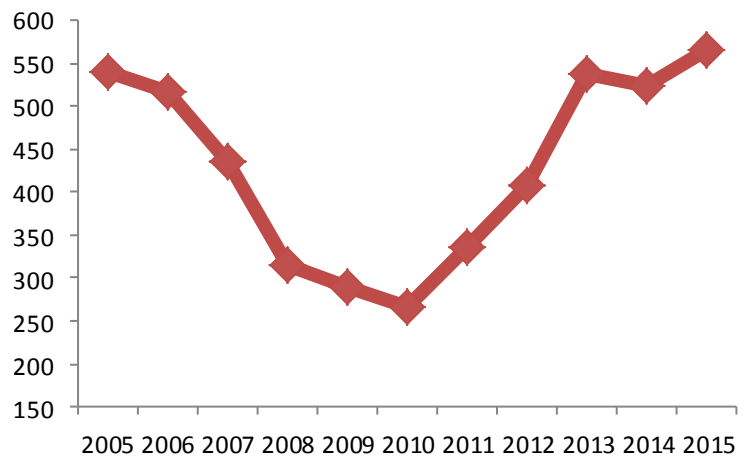
#WCHousingStats

- July was a huge month for Williamson County as home prices and closings rise and Dr. Looney commits to stay.
- July's \$415,000 median price marks eighth straight month above \$400,000.
- Nolensville homes sold 16 days faster in July compared to last year's 56 days on market.
- Franklin's 238 home closings two (2) more than last year, but \$443,678 median price is \$38,686 higher than in July 2014.

July Median Price



July Residential Closings



July 2014

	Closings	Median	Inventory	Pending	DOM
Res	524	\$399,900	1,920	534	60
Condos	28	\$228,750	86	26	53
Total	552	-	2,006	-	-
Land	26	\$212,500	591	19	136

July 2013

	Closings	Median	Inventory	Pending	DOM
Res	538	\$385,500	1,805	514	68
Condos	38	\$195,000	108	49	58
Total	576	-	1,913	-	-
Land	23	\$160,000	690	20	183

SINGLE FAMILY HOMES- CITIES

	Closed	Median	Inventory	Pending	DOM
Brentwood	89	\$574,900	358	91	67
Fairview	24	\$222,283	67	29	82
Franklin	238	\$443,678	717	229	60
Nolensville	43	\$395,900	157	49	40
Spring Hill	90	\$274,450	187	86	56
Thompson's Station	61	\$330,225	194	63	42

SINGLE FAMILY HOMES- REGIONAL

	Closed	Median
Williamson	566	\$415,000
Davidson	1,017	\$232,321
Rutherford	603	\$195,000
Wilson	269	\$246,000
Maury	178	\$187,200
Sumner	383	\$219,000

Message from the President

It's been a month to celebrate for Williamson County on multiple levels. Not only have we seen record highs in home closings and median price, but REALTORS® are encouraged by the outpouring of support that led to the retention of Dr. Mike Looney as superintendent for Williamson County Schools. We believe there is a direct correlation between strong schools and economic development. The retention of Dr. Looney ensures continued stability for our children's education and our community.

In addition to the 7.8% year-over-year closings increase, median price continues to climb. The \$415,000 median price for July 2015 is up 3.8% from 2014. This signals the eighth month in a row where the median price has exceeded \$400,000 for Williamson County.

Inventory remains low for the county as the housing market attempts to keep pace with demand. Subtracting the pending properties from the active properties reveals 1,232 actual available homes, or roughly a two month supply. Right now there are fewer homes available, selling faster and for higher prices than they have since before the Great Recession. For those homeowners considering selling, this is a great time to enter the market. There is virtually no competition and demand is high. For buyers, the low inventory means finding the right home for the right price is difficult. Buyers are encouraged to consult REALTORS® who have the connections and experience to find deals before they hit the market and to negotiate aggressively.

Chip Kerr

2015 WCAR President

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